

1. COUNTRYSIDE INVESTMENTS, LLC
F/K/A: WILLIAM P. CALVERT, TR.
(Applicant)

00-9-CZ11-1 (01-235)
Area 11/District 11
Hearing Date: 2/4/03

Property Owner (if different from applicant) **Same**

Is there an option to purchase ☒/ lease ☐ the property predicated on the approval of the zoning request? Yes ☒ No ☐

If so, who are the interested parties? G. P. Inv., Inc.

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

TEAM METRO WEST OFFICE

ENFORCEMENT HISTORY

Countryside Investments, LLC. F/K/A
William P. Calvert, TR.

APPLICANT

The Southwest Corner of SW 162
Avenue & SW 56 Street, Miami-
Dade County, Florida

ADDRESS

02/04/03

DATE

01-235

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

VIOLATOR: **Countryside Investments, LLC, F/K/A: William P. Calvert, TR.**

09/01/00 Citation number: 773021 issued for not keeping the property maintained.
Citation paid and case was closed.

01/28/03 An inspection of the property revealed an overgrown vacant land, part of
the Wetlands basin area.

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 11**

APPLICANT: Countryside Investments L.L.C
(F/K/A: William P. Calvert, Tr.)

PH: Z01-235 (00-9-CZ11-1)

SECTION: 29-54-39

DATE: February 4, 2003

COMMISSION DISTRICT: 11

ITEM NO.: 1

A. INTRODUCTION

o **REQUEST:**

ON 11/07/02, THE BOARD OF COUNTY COMMISSIONERS REMANDED TO COMMUNITY ZONING APPEALS BOARD #11, THE FOLLOWING:

AU to RU-TH

o **SUMMARY OF REQUEST:**

The applicant is seeking to rezone the subject property from AU, Agricultural District, to RU-TH, Townhouse District.

o **LOCATION:**

The Southwest corner of S.W. 162 Avenue and S.W. 56 Street, Miami-Dade County, Florida.

o **SIZE:** 10 Acres

o **IMPACT:**

The residential rezoning of the property to RU-TH will allow the applicant to construct 85 townhouse units on the site where the current zoning will only permit two (2) units. Although the approval of this application will provide additional housing for the community, the resulting increase in density will add to the population in the area, bring more children into the schools, impact water and sewer services, and increase traffic in the area.

B. ZONING HEARINGS HISTORY:

On July 24, 2002, the Community Zoning Appeals Board-11 denied without prejudice a zone change on this property from AU, Agricultural District to RU-TH, Townhouse District, a special exception to permit site plan approval for a residential development, an unusual use to permit a lake excavation and a non-use variance of zoning regulations as applied to parking requirements for townhouse developments. The applicant appealed that decision to the Board of County Commissioners (BCC) which vacated said decision and remanded this matter back to the CZAB-11 at its meeting on November 7, 2002.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **low density residential**. The residential densities allowed in 8

this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single-family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
AU; vacant	Residential, 2.5 to 6.0 dua
<u>Surrounding Properties:</u>	
NORTH: RU-1Z; single-family residences	Residential, 2.5 to 6.0 dua
SOUTH: RU-3M; vacant	Residential, 2.5 to 6.0 dua
EAST: AU; vacant	Residential, 2.5 to 6.0 dua
WEST: RU-1M(a); vacant	Residential, 2.5 to 6.0 dua

The subject property is approximately 10 acres and is located in a rapidly developing area of southwest Miami-Dade County. The north side of North Kendall Drive and west of S.W. 157 Avenue has been approved for a mixture of residential housing types.

E. SITE AND BUILDINGS:

Site Plan Review:	
Scale/Utilization of Site:	Acceptable
Location of Buildings:	Acceptable
Compatibility:	Acceptable
Landscape Treatment:	Acceptable
Open Space:	Acceptable
Buffering:	Acceptable
Access:	Acceptable
Parking Layout/Circulation:	Acceptable
Visibility/Visual Screening:	Acceptable
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	Acceptable
Signage:	N/A
Urban Design:	N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	No objection
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	24 additional students

H. ANALYSIS:

This application was remanded back to the Community Zoning Appeals Board 11 on November 7, 2002, by the Board of County Commissioners, for reconsideration by the CZAB-11. Prior to the appeal, the applicant had sought a zone change from AU, Agricultural District to RU-TH, Townhouse District, a special exception to permit site plan approval for a townhouse development, an unusual use to permit a lake excavation and a non-use variance to permit adjacent groups of private parking greater than 4 spaces, and separated by landscape elements. On July 24, 2002, the applicant requested the withdrawal of the special exception, unusual use and non-use variance because they were no longer necessary or would be approved under the ASPR process. CZAB-11 denied said requests and the zone change request, pursuant to Resolution CZAB11-14-02. The applicant then appealed to the BCC, the denial of the zone change only.

The applicant originally sought a zone change from AU, Agricultural District, to RU-4L, Limited Apartment House District. On September 17, 2001, the applicant submitted revised plans and amended the application to request a zone change from AU, Agricultural District, to RU-TH, Townhouse District. In conjunction with the appeal, the applicant had submitted revised plans on October 1, 2002, seeking that the BCC would overturn the decision of CZAB-11 and approve the zone change from AU, Agricultural District, to RU-TH, Townhouse District.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department** has **no objections** to this application. Said Department indicates that this application will generate **43 PM** daily peak hour vehicle trips, the Level of Service of which is at LOS "C". The proposed development will be bringing an additional 24 students to the area as per the **Miami-Dade County Public Schools (MDCPS)**.


The revised plans submitted indicate that the proposed residential development will be served by private drives surrounding a lake in the center, with groupings of 4 and 5 townhouse units separated by green areas, with parking spaces in the front of each unit. The applicant is not seeking any variances of the RU-TH zoning district, and as such, the proposed 53-unit residential development will be in accordance with all applicable zoning regulations. The rezoning of the property to RU-TH and the proposed townhouse development will provide additional housing for the residents of Miami-Dade County. The CDMP designates this property for low-density residential, which permits densities ranging from 2.5 to 6.0 dwelling units per acre (dua). Accordingly, the CDMP would permit a maximum of 60 residential units on the 10-acre subject site. Notwithstanding, staff notes that RU-TH zoning would permit a density of 8.5 dwelling units per net acre, for a total of 85 townhouse units, which is well above the maximum permitted by the CDMP, and which would be inconsistent without a proffered covenant restricting the density of same. The proposed 53-unit townhouse development would be **consistent** with the CDMP subject to the Board's acceptance of a covenant limiting the density on the subject property to 5.3 dua, as indicated in the submitted plans. Staff finds that this application will be **compatible** with the surrounding area that includes RU-1Z zoning to the north, RU-1M(b) zoning to the west and RU-3M zoning to the south. The proposed lake excavation is to be approved through the ASPR process and would provide fill for the property as well as an amenity for the residents. Staff is supportive of this application and is of the opinion that with the proffered covenant, it will be in keeping with the intent and purpose of the zoning, land use and subdivision regulations. As such, staff recommends approval of the zone change, subject to the Board's acceptance of the proffered covenant.

I. RECOMMENDATION:

Approval of the zone change, subject to the Board's acceptance of the proffered covenant.

J. CONDITIONS: None.

DATE INSPECTED: 03/18/02
DATE TYPED: 04/04/02
DATE REVISED: 04/23/02, 05/22/02, 06/06/02, 07/03/02, 07/09/02, 10/04/02, 10/18/02,
10/22/02, 12/26/02, 01/24/03
DATE FINALIZED: 01/24/03
DO'QW:AJT:MTF:REM:TLR


Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning



MEMORANDUM



TO: Diane O'Quinn-Williams, Director
Department of Planning and Zoning

DATE: March 5, 2002

RECEIVED
MAR 07 2002

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

F. Chellington

SUBJECT: C-11 #Z2001000235
William Calvert Tr.
SWC of SW 162nd Avenue & SW 56th Street
UU to Permit a Lake Excavation, S.E. for
Site Plan Approval, U.U. to Permit a Lake
Excavation and N.U.V. of Setback
Requirements
(GU)(5 Ac.)
29-54-39

FROM: Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Wellfield Protection:

The subject property is located within the West Wellfield interim protection area. The West Wellfield is located between SW 72nd Street and Coral Way along theoretical SW 172nd Avenue. The siting of this public water supply wellfield and companion wellfield protection program has been under extensive review by the West Wellfield Policy Advisory Committee (PAC) appointed by the County Manager. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance requires stringent wellfield protection measures that will restrict development within the wellfield protection area.

Since the subject request is for a residential zoning district a covenant prohibiting hazardous materials is not required; however, all development shall comply with the requirements of Section 24-12.1 of the Code.

Water and Sewer Service:

Public water and public sanitary sewers can be made available to this site and connection of any existing or proposed facilities will be required. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

The subject property is located within the Bird Drive Basin. Cut and fill criteria as well as drainage restrictions are in effect within this basin. The plans submitted along with the application comply with the aforesaid requirements. Therefore, DERM may approve the application. The applicant is advised that prior to the approval of additional development orders for this site, the property owner shall submit to the department a properly executed covenant running with the land in favor of Miami-Dade County securing the proposed lake and dry retention areas.

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

An Individual General Environmental Resource Permit from the South Florida Water Management District (SFWMD) will be required for the construction and operation of a surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Positive drainage systems and overland stormwater runoff into any proposed lake are not permitted. Therefore, DERM will require that an earthen berm with a top elevation of one foot above flood criteria be placed along any proposed lake in order to prevent overland discharge of stormwater runoff. A Class II permit would be required for the construction of a drainage system with an outfall to any proposed lake and into a canal.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:

The subject property is located in the Bird Drive Basin, which is a jurisdictional wetland area according to the Code. Therefore, a Class IV Permit and compliance with the North Trail/Bird Drive Everglades Basin Ordinance and plans for mitigation, tree island preservation and fill encroachment/stormwater management criteria will be required before any work can take place on the property. These criteria require on-site stormwater management and a mitigation contribution to fund off-site mitigation to compensate for wetland values lost as a result of the proposed project. However, if the property has had continuous agricultural activity since at least September 3, 1983, the Class IV Permit will not require the applicant to provide biological mitigation to Miami-Dade County for the wetland impacts. In addition, the lake slopes in the Bird Drive Everglades Basin are required to be no steeper than 4:1.

The property is also jurisdictional according to the regulations of the Army Corps of Engineers under SAJ-74. The applicant is advised to contact the Wetlands and Forest Resources Section of DERM at (305) 372-6585 for additional information concerning requirements pertaining to the Class IV and SAJ-74 permits.

In addition, the property may be jurisdictional according to the regulations of the State of Florida Department of Environmental Protection (561) 681-6600 and/or the South Florida Water Management District (1-800-432-2045). It is the applicant's responsibility to contact these agencies for their permitting requirements.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Greg Adkins, Planning Division-P&Z
Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: William P. Calvert, Trustee

This Department has no objections to this application subject to the following conditions.

Fence along SW 56 St. must set back from safe site distance triangle as per Sec. 33-11 of the Miami-Dade County Code.

Provide t-turnaround at end of drives.

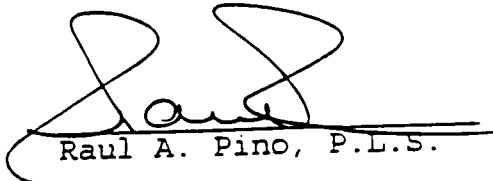
Guardrail to be provided as per detail shown on plan.

This land may require platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 43 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
9275	SW 56 St. w/o SW 147 Ave.	C	C
9826	SW 147 Ave. s/o Bird Dr. Ext.	C	C
9827	SW 147 Ave. s/o SW 56 St.	C	C

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.


Raul A. Pino, P.L.S.

JUL 23 2002
Date

**METRO-DADE FIRE RESCUE DEPARTMENT
ZONING COMMENTS**

(REVISED)

C-11

C-11

Hearing Number: 01-235 Service Impact: ✓ Yes No

Location: SWC OF SW 162 AVE. & SW 56 ST.

Recommendation: No objection
No objection with condition(s) ✓
Denial

Condition: see below

Estimated number of alarms generated annually by application: 10

If there is an impact, below is the service availability:

Station District 37 Grid 1657 DU/SF 60 Occupancy Type 2

Impact of additional calls on closest station: ☐ Minimal Impact.
☒ Moderate Impact. Planned station(s) will mitigate impact.

Planned Service to Mitigate:

Service	Location	Year To be Completed
<u>IN-L GARDENS #6-1</u>	<u>SW 8 ST. & SW 127 AVE.</u>	<u>2003</u>
<u>TRAIL #6-4</u>	<u>SW 10 ST. & SW 152 AVE.</u>	

ACCESS:
Description of Concern(s):

- ☒ Fire Engineering & Water Supply Bureau site plan review and approval required.
- ☐ Gates must have a minimum width of 15 feet and must include a lock box containing a switch or lever to activate the gate for Fire Department use, or manned 24-hour guard house.
- ☒ Access lanes are to be a minimum of 20 feet wide with a vertical clearance of 14 feet.
- ☒ A minimum outside turning radius of 58 feet, and a minimum inside turning radius of 36 feet is required.

OTHER CONCERN(S):



Miami-Dade County Public Schools

giving our students the world

*Administrative Director
Ana Rijo-Conde, AICP*

November 4, 2002

*Miami-Dade County School Board
Perta Tabares Hantman, Chair
Dr. Michael M. Krop, Vice Chair
Frank J. Bolaños
Frank J. Cobo
Dr. Robert B. Ingram
Betsy H. Kaplan
Manty Sabatés Morse
Dr. María Pérez
Dr. Solomon C. Stinson*

**Ms. Ruth Ellis Myers, Acting Supervisor
Miami-Dade County
Department of Zoning Evaluation
111 NW 1 Street, Suite 1110
Miami, Florida 33128**

*Superintendent
of Schools
Merrett R. Stierheim*

**Re: William Calvert, Trustee-Application No. 99-328
Southwest corner of SW 56 Street and SW 162 Avenue
(REVISED)**

Dear Ms. Myers:

Please accept this letter as an expression of concern from the Miami-Dade County Public Schools (School District), over the impact of the above referenced development on the School District's public schools. Based on current attendance boundaries, the proposed development would be served by Bowman F. Ashe Elementary, Howard A. Doolin Middle and Felix Varela and Miami Sunset Senior High. All of the impacted schools are over capacity, based on the data provided by the Office of Information Technology. Please see attached analysis.

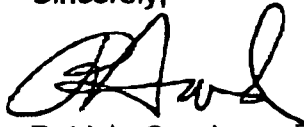
Please note that both a middle school (S/S "VV1"-Lamar Louise Curry Middle) and a high school (S/S "PPP"-John A. Ferguson Senior) are under construction at S.W. 47th Street and S.W. 157th Avenue and at S.W. 56th Street and S.W. 162nd Avenue, respectively. The anticipated completion dates for same are Spring and Fall of 2004, respectively. Furthermore, an addition at Felix Varela Senior High (Modular) is under design and the anticipated completion date is Winter of 2003. Although it is possible that these schools will serve all or a portion of this general area, the attendance boundaries have not yet been established; as such, assurances cannot be provided by the School District that the proposed schools will help to alleviate the impacts of the proposed development.

In accordance with established School Board policy, this letter should not be construed as commentary on the merits of the pending zoning application. Rather, it is an attempt to provide relevant information to the Community Council on the public schools that will likely serve the proposed development.

Ms. Ruth Ellis Myers
November 4, 2002
Page Two

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patricia Good', with a stylized, flowing script.

Patricia Good
Coordinator III

PG:am
L-585
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albueme
Mr. Ben Fernandez

SCHOOL IMPACT REVIEW ANALYSIS
(As per covenant proffered to the County on October 22, 2002)

APPLICATION: No. 99-328, William Calvert, Trustee

REQUEST: Zone change from GU to RU-TH

ACRES: 10 acres

LOCATION: Southwest corner of SW 56 Street and SW 162 Avenue

UNITS: 53 townhouse units

**ESTIMATED
STUDENT
POPULATION:** 24 students

ELEMENTARY: 13

MIDDLE: 6

SENIOR: 5

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Bowman Foster Ashe Elementary -6601 SW 152 Avenue

MIDDLE: Howard A. Doolin Middle - 6400 SW 152 Avenue

SENIOR HIGH: Felix Varela Sr. (Grades 9-11) - 15255 SW 96 Street
Miami Sunset Sr. (Grade 12) - 13125 SW 7th Street

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2002:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS
Bowman F. Ashe Elem.	1267	1113	114%	193
Howard A. Doolin Middle	1994	1210	165%	90
Felix Varela Senior	4470	2451	182%	0
Miami Sunset Senior	3584	2680	134%	976

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2001:

Bowman F. Ashe Elementary:

Access to computers:	In each classroom, in special computer labs and media center
Capital Improvements since 1990:	None
Recognition for Academic Achievement:	Silver Award for Notable School Performance
Special Programs:	Before and After-school care and Enrichment classes
Lunch schedule:	Begins at 10:15 a.m.
Non-instructional space utilized for instructional purposes:	None
Teachers required to float/travel:	Spanish S/SL

Howard A. Doolin Middle:

Access to computers:

In each classroom, special computer labs and media center

Capital Improvements since 1990:

None

Recognition for Academic Achievement:

None

Special Programs:

After-school care

Lunch schedule:

Begins at 11:30 a.m.

Non-instructional space utilized for instructional purposes:

Auditorium and Media Center

Teachers required to float/travel:

ESOL, Mathematics, and Fine Arts

Felix Varela Senior High:

Access to computers:

In each classroom, in special computer labs and in the Media Center

Capital Improvements since 1990:

None

Recognition for Academic Achievement:

None

Special Programs:

Vocational classes

Lunch schedule:

Begins at 10:40 a.m.

Non-instructional space utilized for instructional purposes:

Auditorium, Cafeteria, and Storage rooms

Teachers required to float/travel:

Foreign Language, English, Math, ESOL, Social Studies and Science

Miami Sunset Senior High:

Access to computers:

In each classroom, in special computer labs and in the Media Center

Capital Improvements since 1990:

None

Recognition for Academic Achievement:

Top 100 schools based on AP test scores

Special Programs:

Magnet programs

Lunch schedule:

Begins at 10:35 a.m.

Non-instructional space utilized for instructional purposes:

Auditorium, Library, Book rooms, Teachers dining room, Office

Teachers required to float/travel:

None

PLANNED RELIEF SCHOOLS IN THE AREA (information as of November 2002):

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
Lamar L. Curry Middle	Design	Spring/2004
John A. Ferguson Sr.	Design	Fall/2004
Felix Verela Sr. Addition (Modular)	Design	Winter/2003

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$139,992.

CAPITAL COSTS: Based on the 2001-2002 Adopted Budget, construction costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	13 x	\$ 14,698	=	\$ 191,074
MIDDLE	6 x	\$ 17,323	=	\$ 103,938
SENIOR	5 x	\$ 22,195	=	\$ 110,975

Total Potential Capital Cost	\$ 405,987
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The School Board's estimated capital costs are based upon the actual costs of land acquisition, land development and construction of elementary, middle or senior high school facilities. Such costs do not include furniture, fixtures or equipment, buses or other capital costs.

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY Joe F AMOUNT OF FEE \$399.00

RECEIPT # I200203897

DATE HEARD 07-24-02

BY CZAB # 11

RECEIVED
01-235
AUG 09 2002

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY [Signature]

BY DATE RECEIVED STAMP

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. 01-235

Filed in the name of (Applicant) William P. Calvert, et al.

Name of Appellant, if other than applicant _____

Address/location of APPELLANT'S property: The East and West 1/2 of Tract 5 of MIAMI EVERGLADES LAND CO. SUBDIVISION according to the Plat thereof, as recorded in Plat Book 2, at Page 3, in Section 29, Township 54 South, Range 39 East, of the Public Records of Miami-Dade County Florida.

Application, or part of Application being Appealed (Explanation): Request # 1 (Rezoning property from AU to RU-TH).

Appellant (name): Countryside Investments, LLC

hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:
(State in brief and concise language)

1. The Community Zoning Appeals Board's ruling was arbitrary and capricious.
2. The Community Zoning Appeals Board's ruling was not based on substantial competence evidence.
3. The Community Zoning Appeals Board's ruling was based on perceived impact not related to the application.
4. The Community Zoning Appeals Board misapplied the law.
5. The Community Zoning Appeals Board's prejudicial and irrelevant comments compromised the hearing.

APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF Florida

COUNTY OF Miami-Dade

Before me the undersigned authority, personally appeared Antonio Anillo Samuente
(Appellant) who was sworn and says that the Appellant has standing to file the attached
appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community
Zoning Appeals Board matter because of the following:

(Check all that apply)

- ☐ 1. Participation at the hearing
☒ 2. Original Applicant
☐ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury
and that under penalties of perjury I Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

[Signature]
Signature

JUAN R RODRIGUEZ
Print Name

[Signature]
Signature

Rodriguez Moya
Print Name

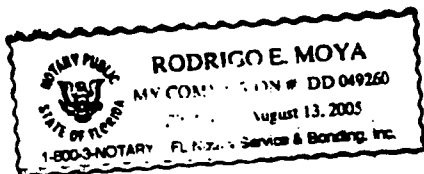
[Signature]
Appellant's Signature

Countryside Investments, LLC.
Print Name

Sworn to and subscribed before me on the 9 day of August year 2002.

Appellant is personally know to me or has produced Driver's License as
identification.

[Signature]
Notary Public



(stamp/seal)

Commission Expires:

APPELLANT MUST SIGN THIS PAGE

Date 9th day of August, year: 2002

Signed [Signature]

Countryside Investments, LLC.

Print Name

9240 SW 72nd Street #216
Mailing Address

Miami

FL

33173

(305) 588-6120

Phone

(305) 595 9647

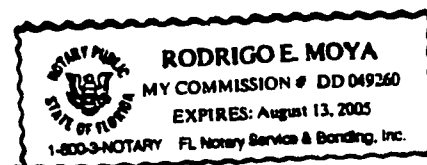
Fax

Subscribed and Sworn to before me on the 9 day of August, year 2002

[Signature]
Notary Public

(stamp/seal)

Commission Expires:



RESOLUTION NO. CZAB11-14-02

WHEREAS, WILLIAM P. CALVERT, TR. applied for the following:

- (1) AU to RU-TH
- (2) SPECIAL EXCEPTION to permit site plan approval for a residential development.
- (3) UNUSUAL USE to permit a lake excavation.
- (4) NON-USE VARIANCE OF ZONING REGULATIONS restricting private parking to adjacent groups of no more than 4 spaces with said groups separated by the use of landscape elements; to waive same.

A plan is on file and may be examined in the Zoning Department entitled "Countryside Villas," as prepared by Cad Studio Architecture, Inc., consisting of 15 sheets; to wit: Sheets A-1, A-1A, A-1B, A-1C and A-2 through A-9; and Sheets L-1, L-2 and L-3 as prepared by Hall & Bell, P.A. all dated received 9/17/01. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract 5 of MIAMI EVERGLADES LAND CO. SUBDIVISION, Plat book 2, Page 3 in Section 29, Township 54 South, Range 39 East.

LOCATION: The Southwest corner of S.W. 162 Avenue & S.W. 56 Street, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 11 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard and at which time the applicant requested permission to withdraw special exception (Item# 2), unusual use (Item# 3), and non-use variance (Item# 4), and proffered a covenant which, among other things provided for:

- 1) That said Property shall be developed substantially in accordance with the plans previously submitted entitled "Countryside Villas", as prepared by CAD Studio Architecture, Inc., consisting of 15 sheets; to wit: Sheet A-1 dated received June 17, 2002; and Sheets A-1A, A-1B, A-1C and A-2 through A-9; and Sheets L-1, L-2, and L-3 as prepared by Hall & Bell, P.A., all dated received September 17, 2001, and said plans being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of this agreement.
- 2) That the Property shall be developed with no more than 60 single-family dwelling units.

**Revised: To correct an
Error in the certificate page date.
29-54-39/01-235**

- 3) Prior to October 1, 2003, Certificates of Occupancy approved for the Property shall not exceed fifty percent (50%) of the total number of units. The remaining Certificates of Occupancy shall not be approved prior to October 1, 2004.
- 4) The owner shall obtain approval for the proposed lake by the Administrative Site Plan approval process.

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to RU-TH would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and that special exception (Item# 2), unusual use (Item# 3), and non-use variance (Item# 4) would not be compatible with the area and its development and would not be in harmony with the general purpose and intent of the regulations and would not conform with the requirements and intent of the Zoning Procedure Ordinance, and that the requested special exception (Item#2) and unusual use (Item# 3) would have an adverse impact upon the public interest and should be denied without prejudice, and that the proffered Declaration of Restrictions should not be accepted, and

WHEREAS, a motion to deny Items# 1-4 and to not accept the proffered Declaration of Restrictions was offered by Roy Bustillo, seconded by John Feinberg, and upon a poll of the members present the vote was as follows:

Don Abbott	aye	Miguel Cervera	aye
Charlene Burks	aye	John Feinberg	aye
Roy Bustillo	aye	Tim Hyman	aye
Patrick M. Fiore	aye		

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 11, that the requested district boundary change to RU-TH be and the same is hereby denied without prejudice.

BE IT FURTHER RESOLVED that special exception (Item# 2), unusual use (Item# 3), and non-use variance (Item# 4) be and the same are hereby denied without prejudice, and that the proffered Declaration of Restrictions shall not be accepted.

The Director is hereby authorized to make the necessary changes and notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 24th day of July, 2002.

Hearing No. 00-9-CZ11-1
ej

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

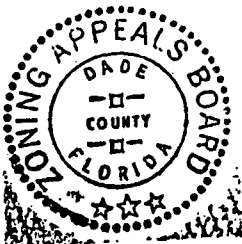
I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 11, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB11-14-02 adopted by said Community Zoning Appeals Board at its meeting held on the 24th day of July, 2002.

IN WITNESS WHEREOF, I have hereunto set my hand on this 31st day of July, 2002.



Earl Jones Deputy Clerk (3230)
Miami-Dade County Department of Planning and Zoning

SEAL



DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity]

CORPORATION NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

William P. Calvert, Trustee

TRUST NAME

NAME AND ADDRESS

William P. Calvert, Trustee *

Stephen H. Siegel *

Ilene Eber *

* c/o Robert Eber, Esquire

10761 S.W. 104th Street

Miami, Florida 33176

Percentage of Interest

66 1/3

16 2/3

16 2/3

If the property which is the subject of the application is owned or l. by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of partnership, including general and limited partners. [Note: where partner(s) consist of another partnership(s), corporation(s) trust(s) other similar entities, further disclosure shall be required wh. discloses the identity of the individual(s) (natural persons) having t. ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME AND ADDRESS

Percentage of Ownership

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

G.P. Investments, Inc.
NAME

NAME, ADDRESS, AND OFFICE (if applicable)

Percentage of Interest

<u>Guillermo Perez, President</u>	<u>100%</u>
<u>12879 SW 61 TERR</u>	

Date of contract: July 8th 1999

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

[Handwritten Signature]

William P. Calvert

worn to and subscribed before me,

this 11th day of August, 1999

(SEAL)



[Handwritten Signature]
Notary Public, State of Florida at Large

Colozaa Gairme

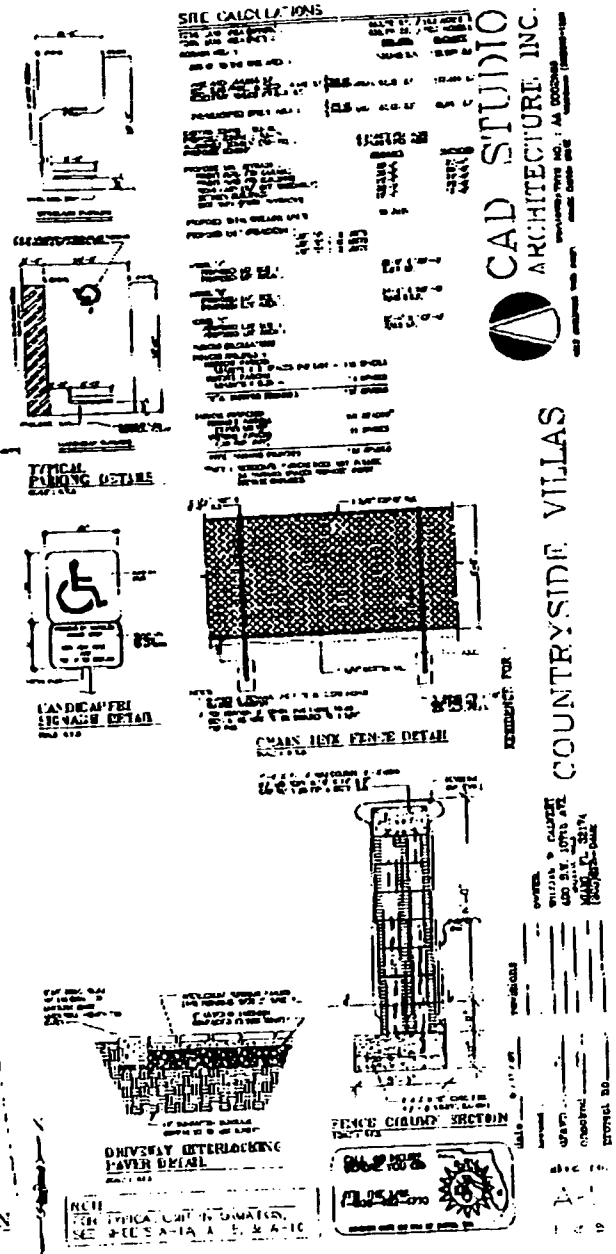
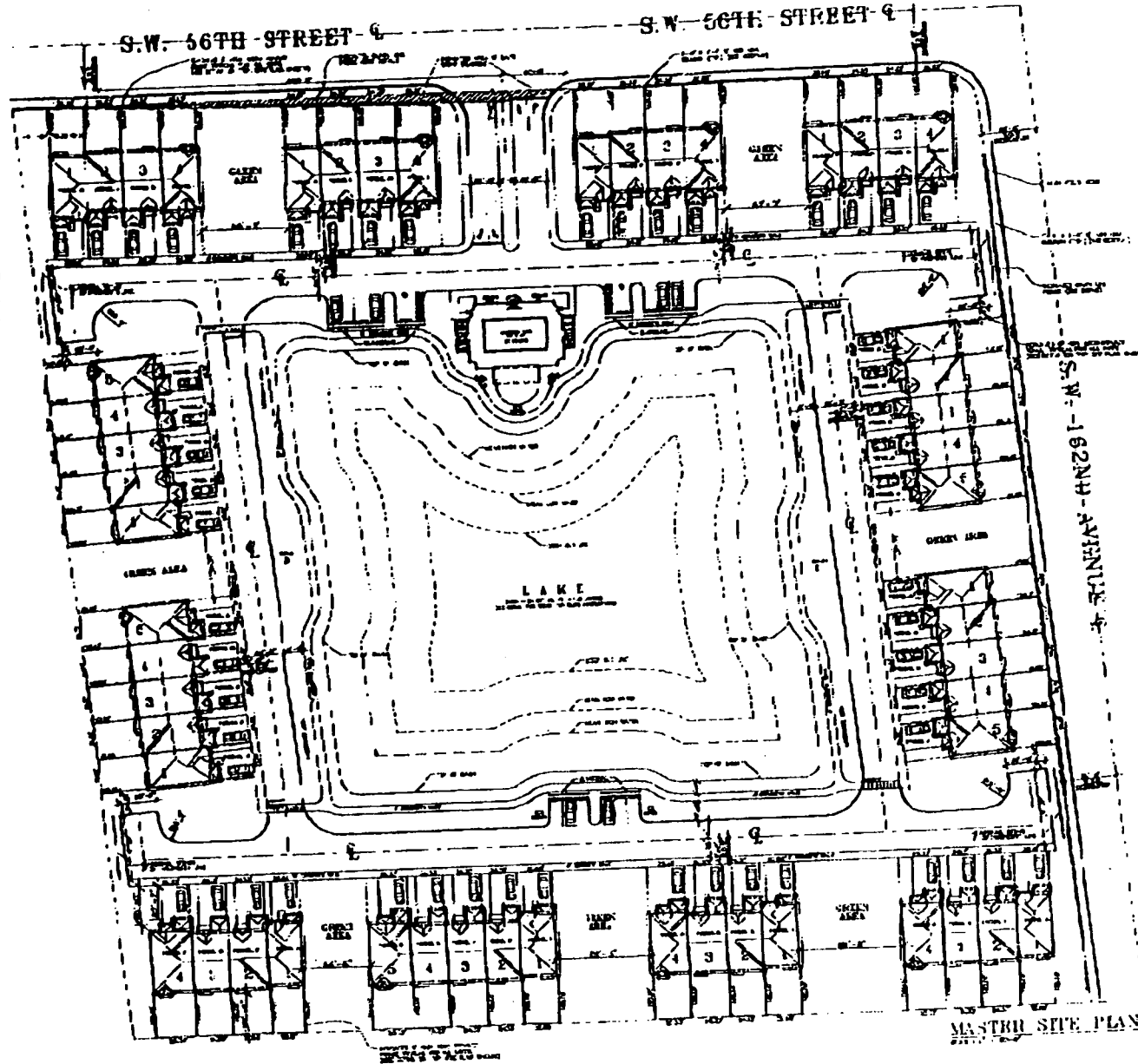
My Commission Expires: 9.20.2000

32

Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

☒ PLANS WITHIN THE SCOPE OF AD
☐ PLANS NOT WITHIN THE SCOPE OF AD
 REVIEWED BY: _____
 ON: 10/1/02

33



ZCNRNG LEGEND 4-2

[illegible]

GENERAL NOTES

- [illegible]

501. STATEMENT

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 08-19-2007 BY SP-6 BTJ/BJS

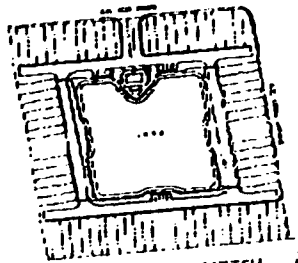
2000 2000
1. 2000 2000 2000 2000

PRODUCT NAME	UNIT	PRICE
1. BREAD	1000	1.00
2. BUTTER	1000	1.00
3. EGGS	1000	1.00
4. MILK	1000	1.00
5. MEAT	1000	1.00
6. VEGETABLES	1000	1.00
7. FRUIT	1000	1.00
8. OIL	1000	1.00
9. SPICES	1000	1.00
10. OTHER	1000	1.00

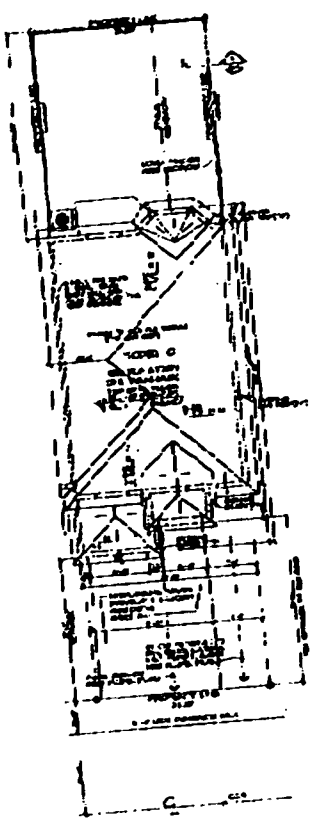
DOOR NOTE:

- [illegible]

LOCATION SKETCH



**TYPICAL
MODEL C
SITE PLAN**



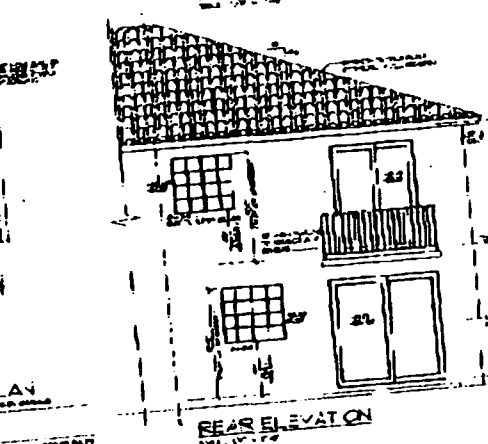
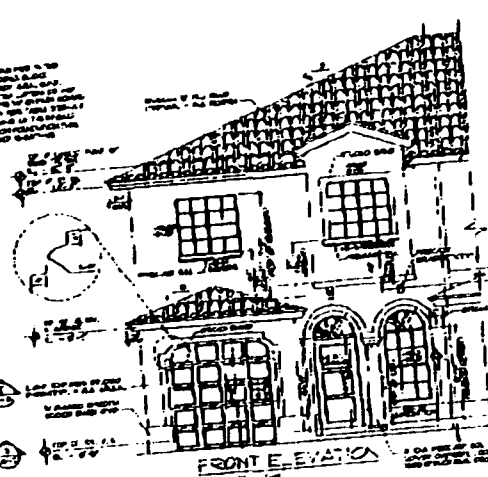
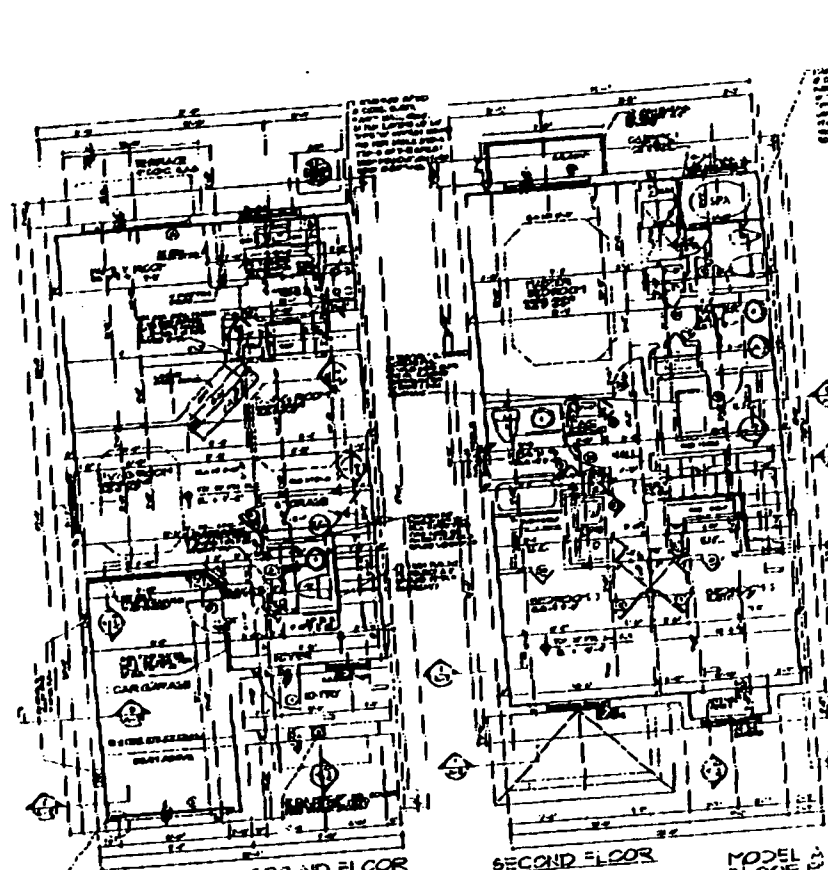
AMERICAN BUREAU OF INVESTIGATION
UNITED STATES DEPARTMENT OF JUSTICE
WASHINGTON, D. C. 20535

AFTER NOTE
 EVID. WITNESS TO FETAL. AFTER PLACED IN
 INDIVIDUAL. JUNE 1968. GIVE ANATOMICAL
 RECORD PLANS

CAD STUDIO
ARCHITECTURE, INC.

37

COUNTRYSIDE VILLAS
MODEL A



NEW HANDED'S DESCRIPTION
THIS IS A TWO STORY HOUSE
WITH A GABLE ROOF AND A
CENTRAL ENTRANCE. THE HOUSE
IS 24 FEET WIDE BY 36 FEET
DEEP. IT HAS A TWO CAR GARAGE
AND A BATHROOM. THE HOUSE
IS BUILT OF BRICK AND HAS
A GABLE ROOF.

THE HOUSE IS BUILT OF BRICK
AND HAS A GABLE ROOF. THE
HOUSE IS 24 FEET WIDE BY 36
FEET DEEP. IT HAS A TWO CAR
GARAGE AND A BATHROOM. THE
HOUSE IS BUILT OF BRICK AND
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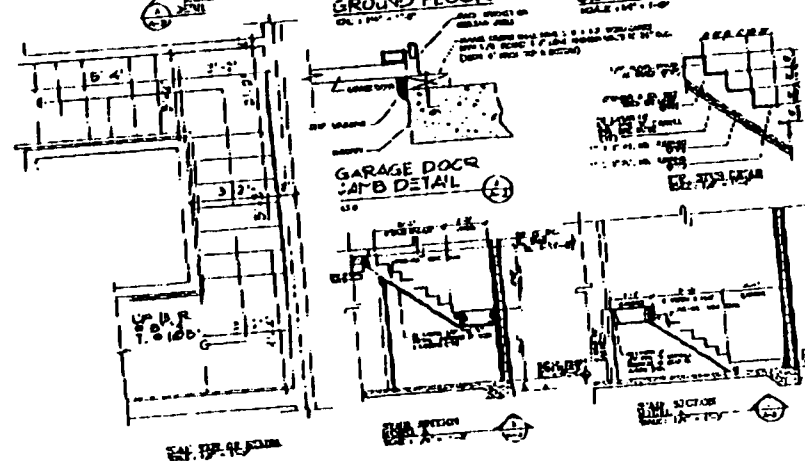
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HOUSE IS BUILT OF BRICK AND
HAS A GABLE ROOF.



MODEL A
FLOOR PLAN
SCALE: 1/4" = 1'-0"

MODEL A
FLOOR PLAN
SCALE: 1/4" = 1'-0"

MODEL A
FLOOR PLAN
SCALE: 1/4" = 1'-0"

MODEL A
FLOOR PLAN
SCALE: 1/4" = 1'-0"

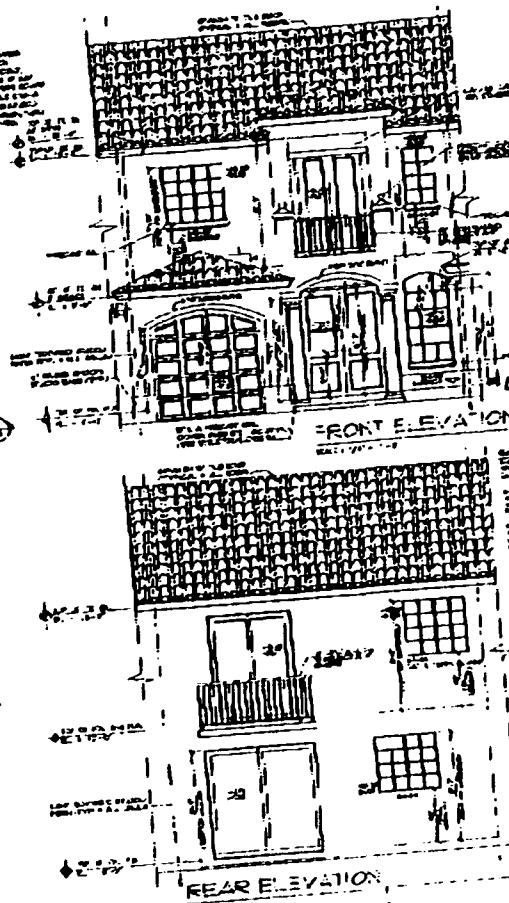
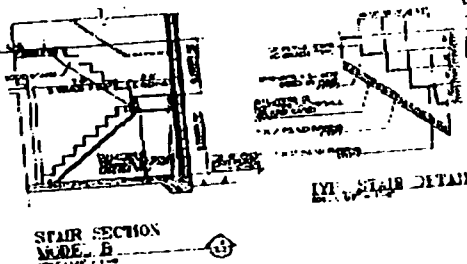
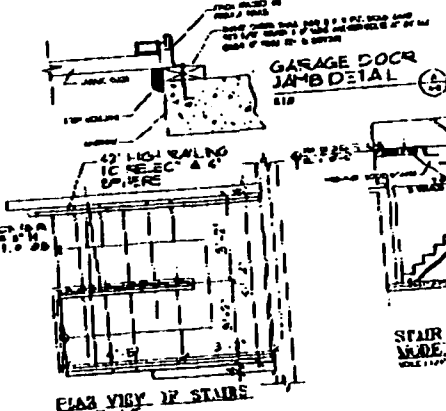
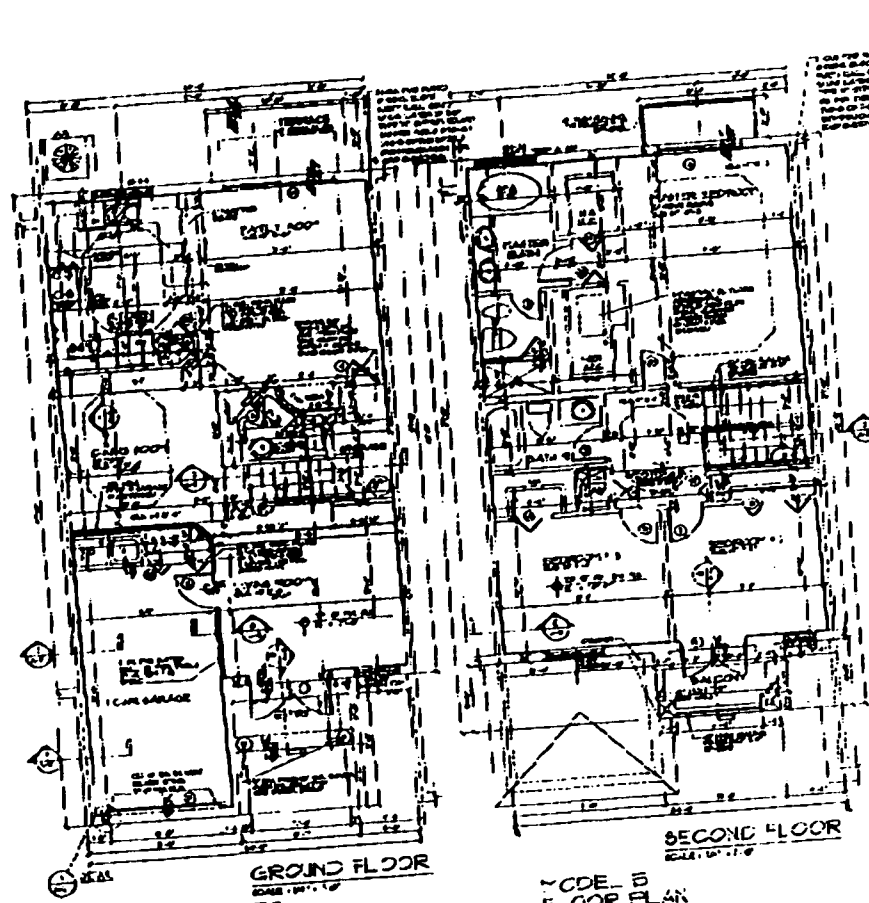
MODEL A
FLOOR PLAN
SCALE: 1/4" = 1'-0"

MODEL A
FLOOR PLAN
SCALE: 1/4" = 1'-0"

ROOM	FINISH	SCHEDULE
LIVING ROOM	WOOD	1
KITCHEN	WOOD	2
DINING ROOM	WOOD	3
BEDROOM	WOOD	4
BEDROOM	WOOD	5
BEDROOM	WOOD	6
BATHROOM	WOOD	7
HALLWAY	WOOD	8
CLOSET	WOOD	9
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CLOSET	WOOD	100

DOOR	SCHEDULE
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DOOR	99
DOOR	100

DATE: 10-1-80
DRAWN BY: J. L. BROWN
CHECKED BY: J. L. BROWN
PROJECT NO. 37

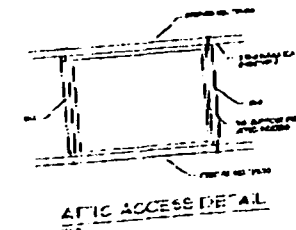


THE SATISFACTION OF THE CLIENT IS THE GOAL OF CAD STUDIO ARCHITECTURE, INC.

NOTE: ALL DIMENSIONS SHOWN ON THIS PLAN ARE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS TO CENTERLINE OF WALLS SHALL BE SHOWN BY A CENTERLINE. DIMENSIONS TO THE INSIDE OF WALLS SHALL BE SHOWN BY A DASHED LINE. DIMENSIONS TO THE OUTSIDE OF WALLS SHALL BE SHOWN BY A SOLID LINE.

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DOOR SCHEDULE			
NO.	LOCATION	TYPE	REMARKS
1	FRONT ENTRY	6'0" x 8'0" DOUBLE	WITH TRANSOM
2	REAR ENTRY	6'0" x 8'0" DOUBLE	WITH TRANSOM
3	BEDROOM	6'0" x 8'0" SINGLE	WITH TRANSOM
4	BATH	6'0" x 8'0" SINGLE	WITH TRANSOM
5	KITCHEN	6'0" x 8'0" SINGLE	WITH TRANSOM
6	LIVING ROOM	6'0" x 8'0" SINGLE	WITH TRANSOM
7	DINING ROOM	6'0" x 8'0" SINGLE	WITH TRANSOM
8	GARAGE	12'0" x 16'0" DOUBLE	WITH TRANSOM

CAD STUDIO
ARCHITECTURE, INC.



COUNTRYSIDE VILLAS
MODEL C

GENERAL DESCRIPTION:
THIS IS A 1 1/2 STORY COUNTRY VILLA WITH A 1 1/2 CAR GARAGE. THE HOUSE IS 28' 0" WIDE BY 48' 0" DEEP. THE HOUSE IS BUILT ON A 1/2 ACRE LOT.

FINISHES:
ALL INTERIOR FINISHES TO BE AS SHOWN ON THE FINISH SCHEDULE. EXTERIOR FINISHES TO BE AS SHOWN ON THE EXTERIOR ELEVATIONS.

NOTES:
1. ALL FINISHES TO BE AS SHOWN ON THE FINISH SCHEDULE. EXTERIOR FINISHES TO BE AS SHOWN ON THE EXTERIOR ELEVATIONS.
2. THE HOUSE IS BUILT ON A 1/2 ACRE LOT.
3. THE HOUSE IS 28' 0" WIDE BY 48' 0" DEEP.

ATTN:
THE HOUSE IS BUILT ON A 1/2 ACRE LOT. THE HOUSE IS 28' 0" WIDE BY 48' 0" DEEP.

NOTE:
THE HOUSE IS BUILT ON A 1/2 ACRE LOT. THE HOUSE IS 28' 0" WIDE BY 48' 0" DEEP.

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NOTE:
THE HOUSE IS BUILT ON A 1/2 ACRE LOT. THE HOUSE IS 28' 0" WIDE BY 48' 0" DEEP.

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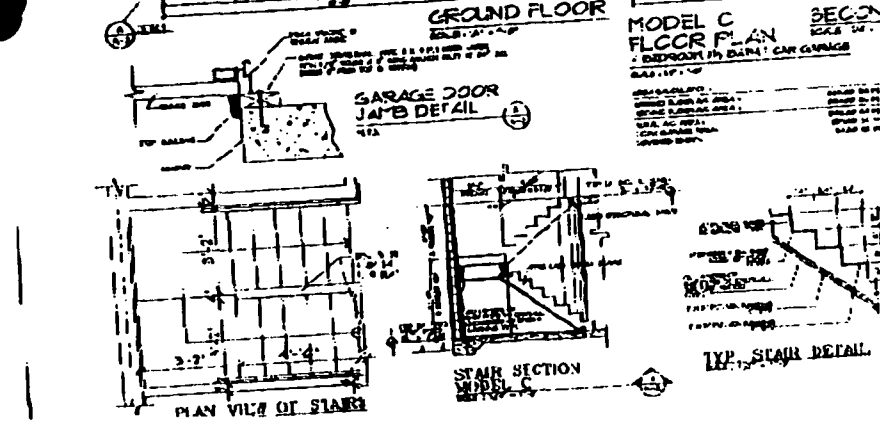
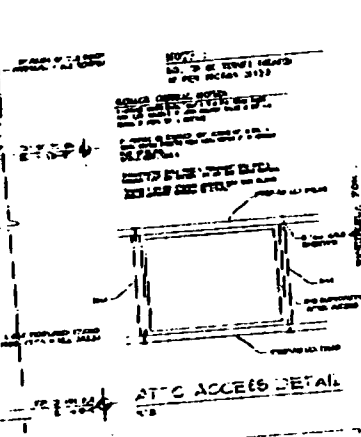
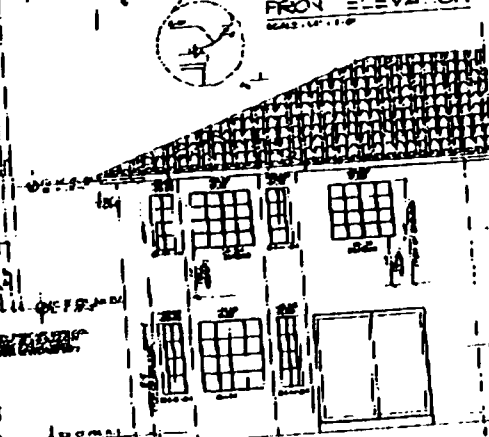
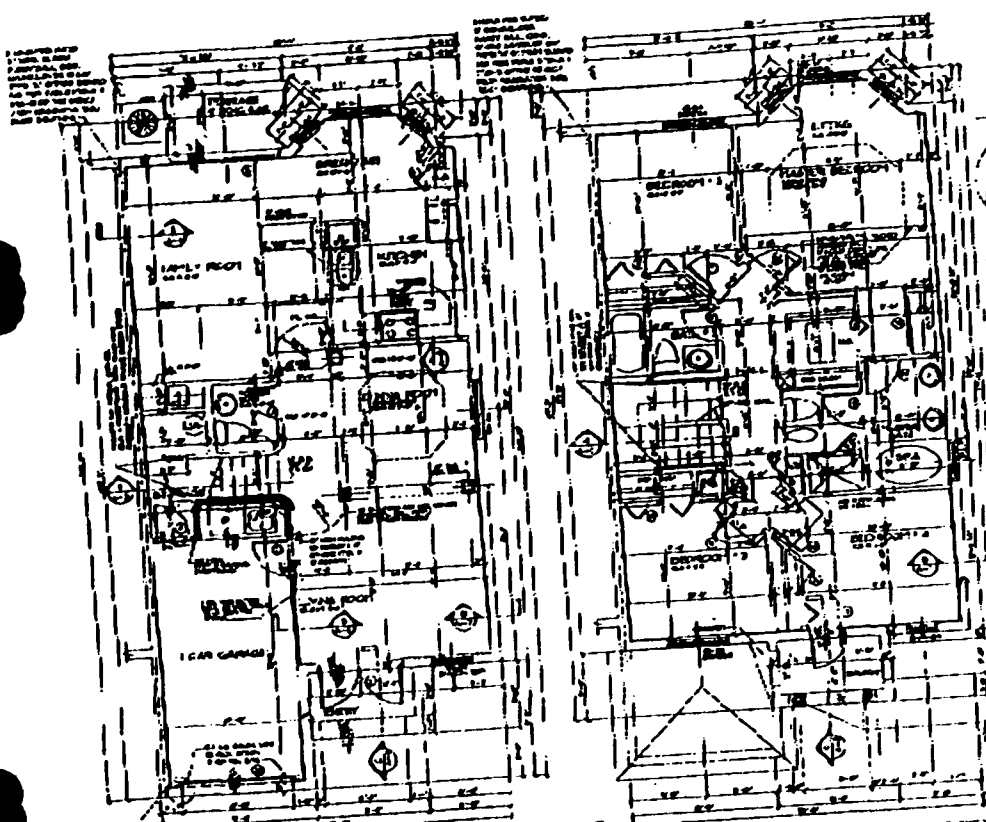
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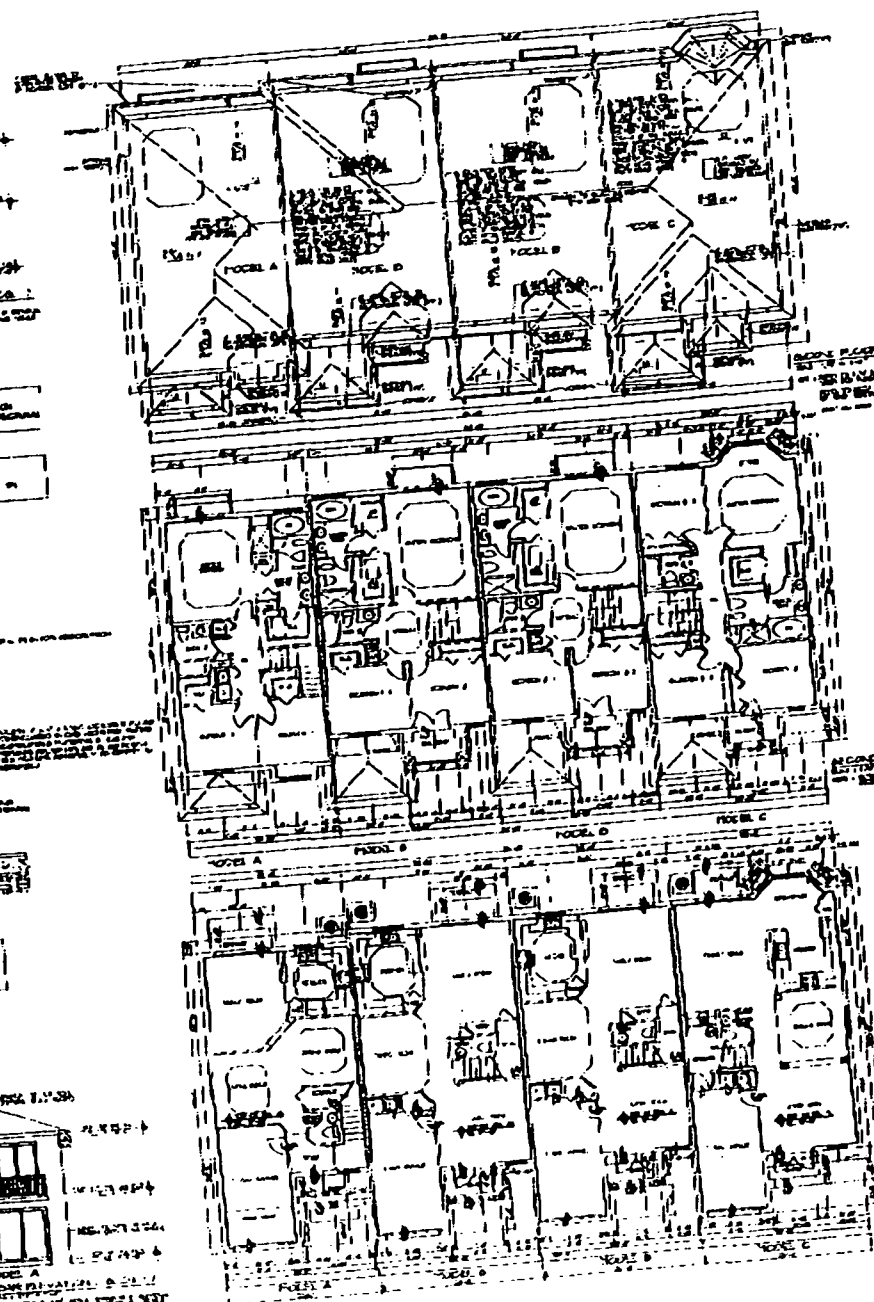
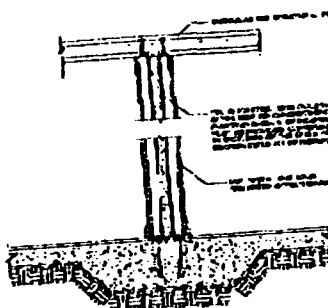
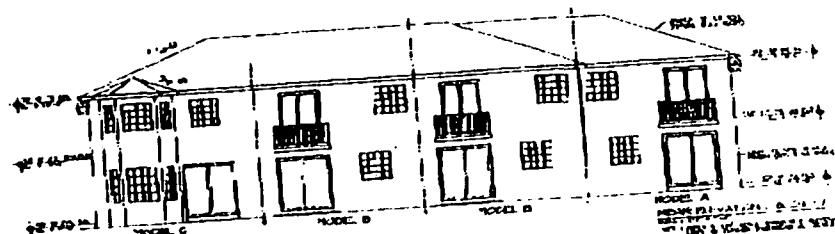
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NOTE:
THE HOUSE IS BUILT ON A 1/2 ACRE LOT. THE HOUSE IS 28' 0" WIDE BY 48' 0" DEEP.



ROOM		FINISH		SCHEDULE	
NO.	NAME	FINISH	NO.	NAME	FINISH
101	LIVING ROOM	101	WALLS	101	WALLS
102	DINING ROOM	102	FLOOR	102	FLOOR
103	KITCHEN	103	CEILING	103	CEILING
104	BEDROOM	104	WALLS	104	WALLS
105	BEDROOM	105	FLOOR	105	FLOOR
106	BATHROOM	106	CEILING	106	CEILING
107	HALLWAY	107	WALLS	107	WALLS
108	CLOSET	108	FLOOR	108	FLOOR
109	GARAGE	109	CEILING	109	CEILING
110	STAIRS	110	WALLS	110	WALLS

OWNER: _____
ARCHITECT: CAD STUDIO ARCHITECTURE, INC.
DATE: _____
SCALE: _____



(SEE OTHER NOTES)
 "STALIN" TO BE USED TO IDENTIFY ALL OF THE
 "MOSCOW" LISTS. PLEASE SEE IN "MOSCOW"
 (SEE OTHER NOTES)

PASTY SALL NOTE:
3 MORE NEW GLASS SALL 10 CONTAIN
FOR DRIVER AND PASSENGER AND TOTAL OF
14 IN TOTAL REED PLAN

100-2-5

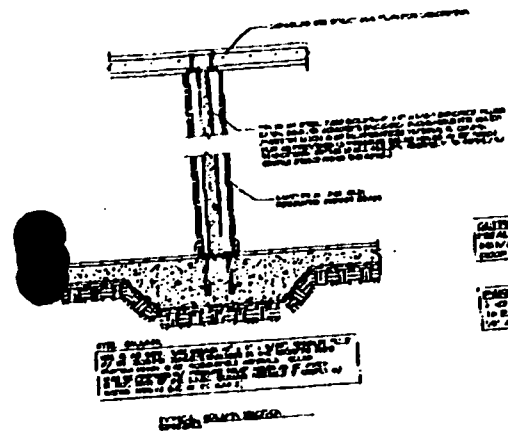
CAD STUDIO



COUNTRYSIDE VILLAS
BUILDING TYPE I

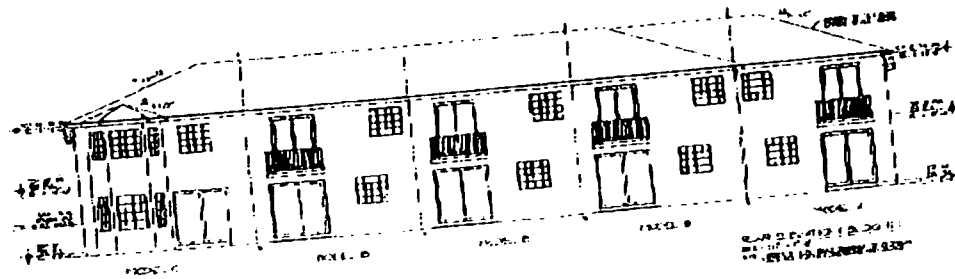
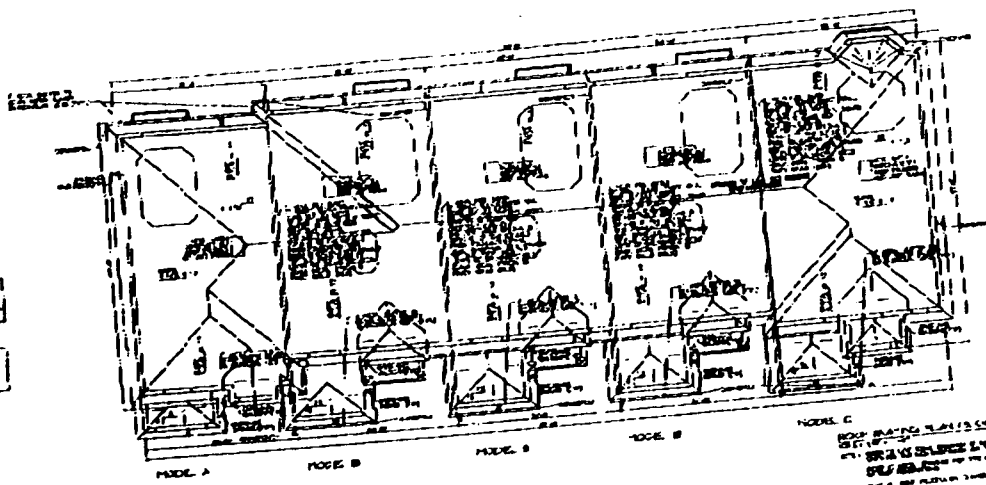
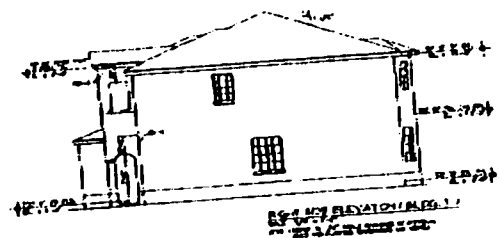
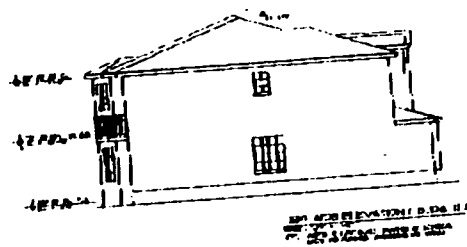
[illegible]

2-5



GENERAL NOTE:
FOR ALL OTHERS IN RETAIN, JETTS & UP TO
AND DOWN, LOTS OF JETTS SEE IN ARCHITECTURAL
DRAWINGS.

NOTE: SMALL NOTES
ON ALL OTHERS IN RETAIN, JETTS & UP TO
AND DOWN, LOTS OF JETTS SEE IN ARCHITECTURAL
DRAWINGS.



CAD STUDIO
ARCHITECTURE, INC.
CONSULTANTS



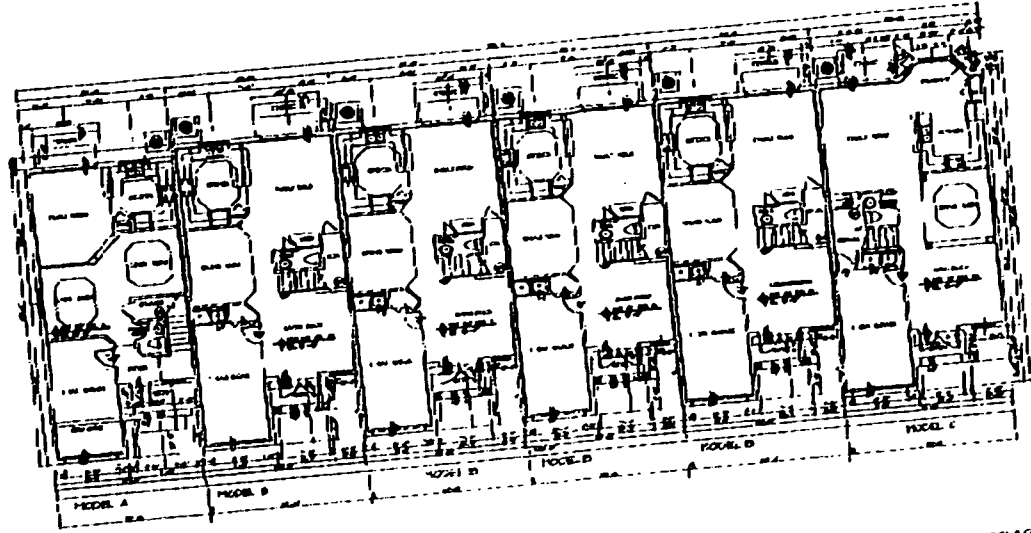
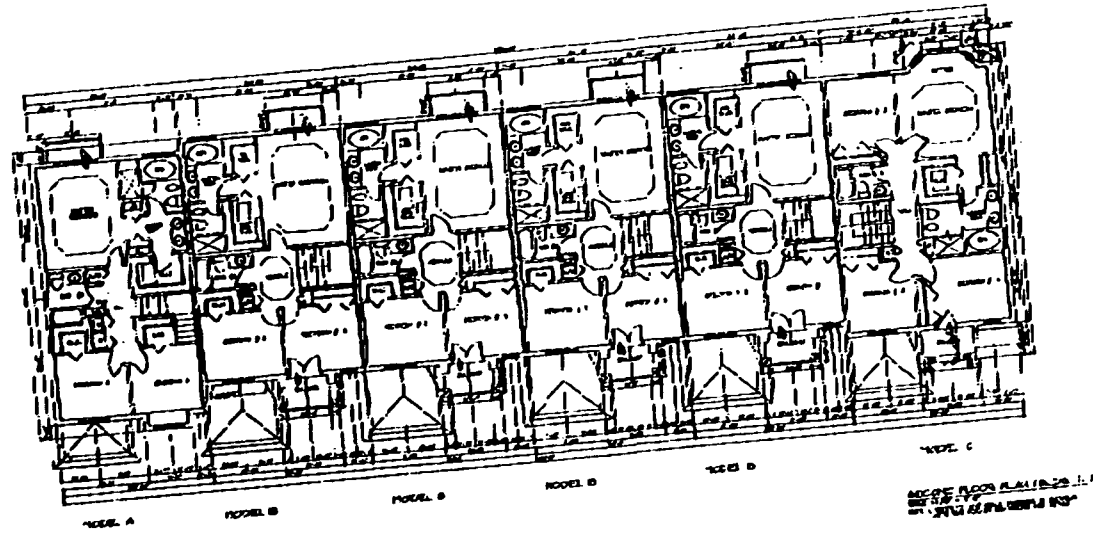
COUNTRYSIDE VILLAS
BUILDING TYPE II

ADDITIONAL NOTES:

NO.	DATE	REVISION	BY	CHKD.
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

42

PLAN OF PROPOSED PLANS



SECTION 1000 P. 10 (PLAN II)
SECTION 1000 P. 10 (PLAN II)
SECTION 1000 P. 10 (PLAN II)

CAD STUDIO
ARCHITECTURE, INC.
CONSTRUCTION / ADMINISTRATION



COUNTRYSIDE VILLAS
BUILDING TYPE II

REVISIONS FOR :

NO.	DATE	DESCRIPTION
1	10/10/00	ISSUED FOR CONSTRUCTION
2	10/10/00	ISSUED FOR CONSTRUCTION
3	10/10/00	ISSUED FOR CONSTRUCTION
4	10/10/00	ISSUED FOR CONSTRUCTION
5	10/10/00	ISSUED FOR CONSTRUCTION

Project No.

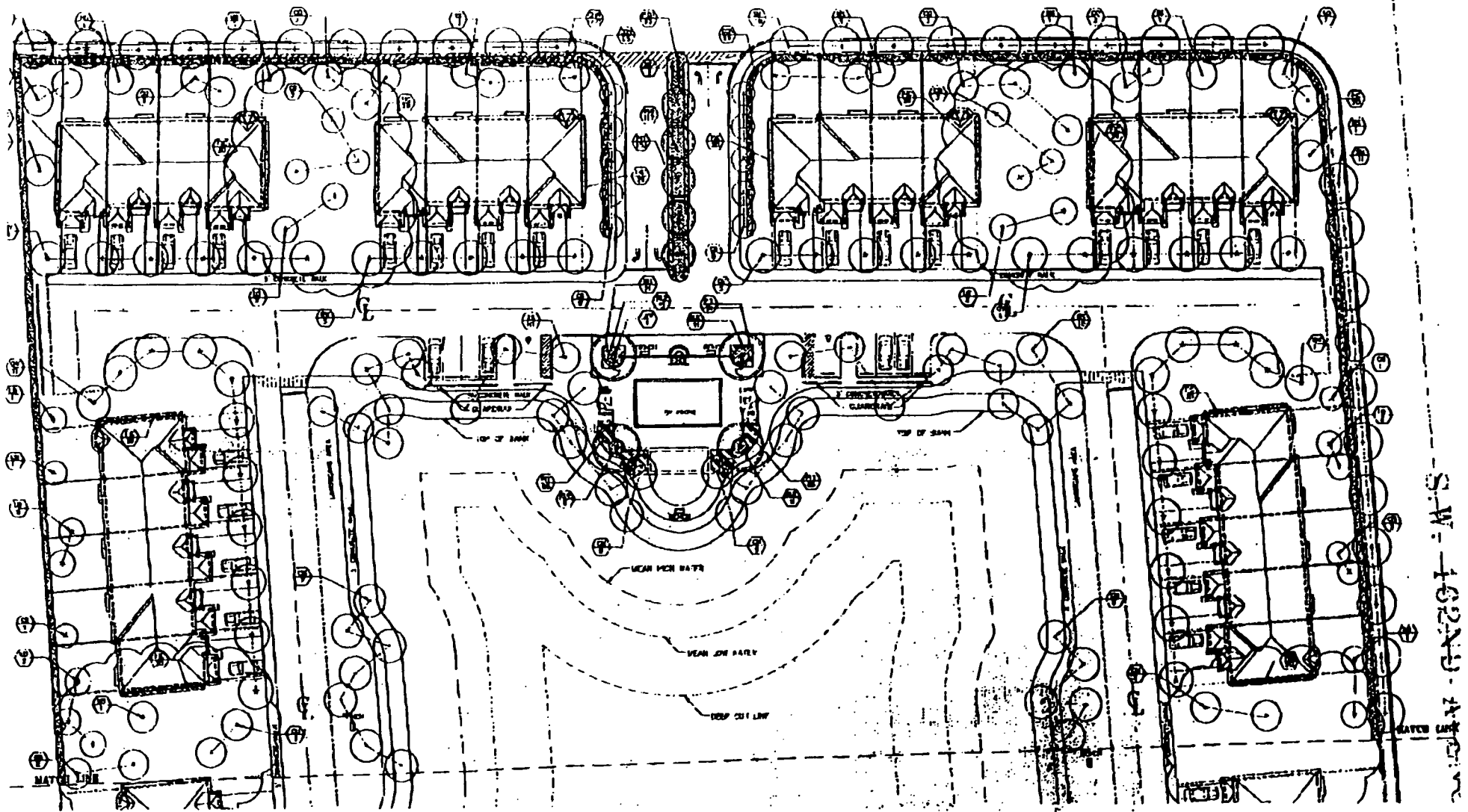
Sheet No.

A-B

43

S.W. 56TH STREET

S.W. 56TH STREET



S.W. 162ND AVENUE

COUNTRYSIDE VILLAS

MIAMI, FLORIDA

hh

PLANTING PLAN

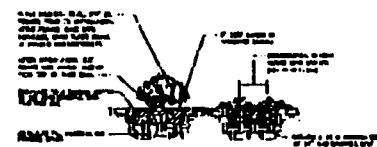
✓ I HAVE REVIEWED THE SCOPE
IT IS NOT WITHIN THE SCOPE
REVIEWED BY: [Signature]
ON: 10.12.102

SHEET L-1
L-1
L-1
L-1

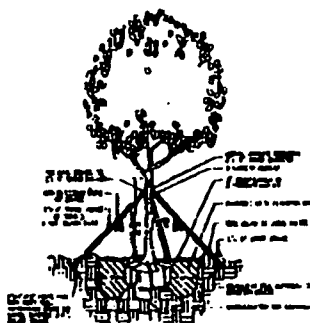
FLORIDA
THE STATE OF FLORIDA
COUNTY OF MIAMI
CITY OF MIAMI

[illegible][illegible]

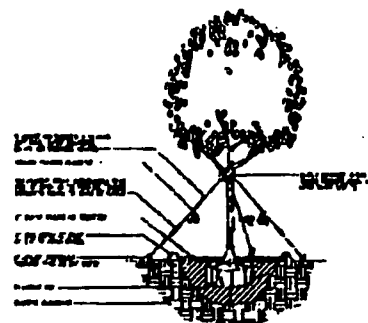
NIA.



2.3.

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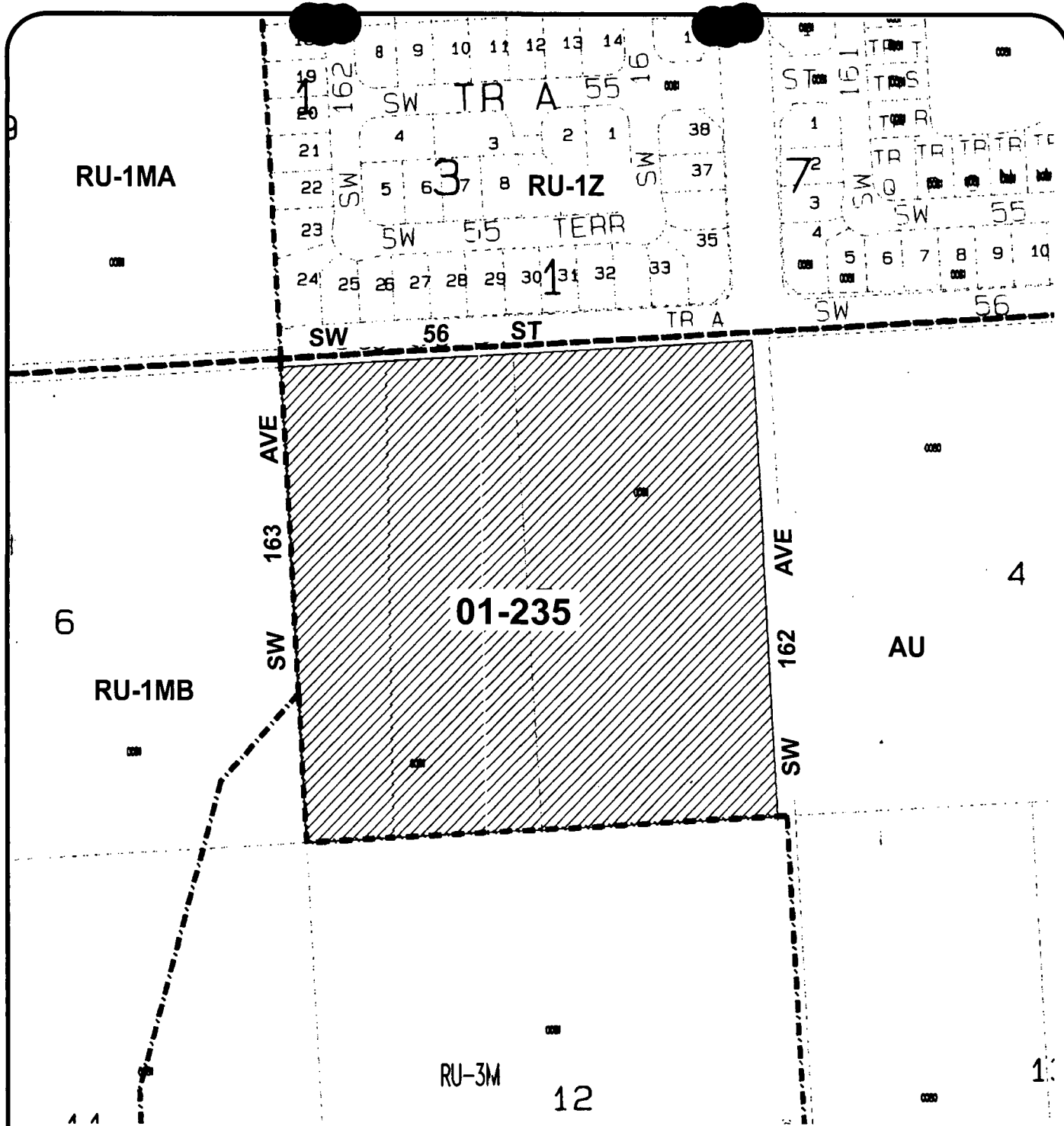
NTA



N.T.S.

SHEET L-3
DATA MIX 100





MIAMI-DADE COUNTY HEARING MAP

Section: 29 Township: 54 Range: 39
 Process Number: 01000235
 Applicant: WILLIAM P. CALVERT, TRUSTEE
 District Number: 11
 Zoning Board: C11
 Drafter ID: AMERICO
 Scale: 1:200'

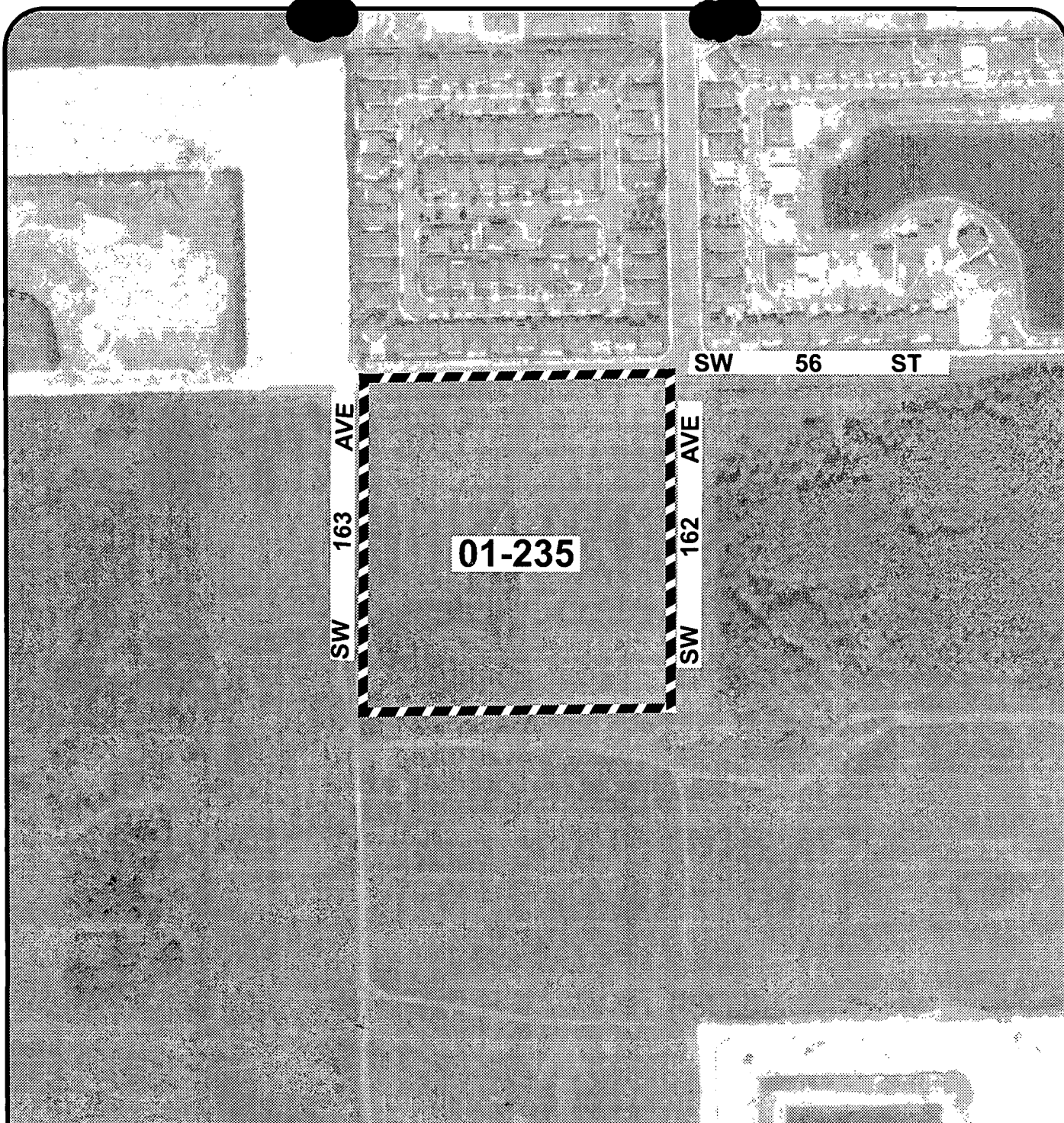
S C A L E
 0 200'



 SUBJECT PROPERTY

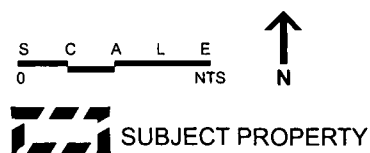
MIAMI-DADE

47



**MIAMI-DADE COUNTY
AERIAL**

Section: 29 Township: 54 Range: 39
Process Number: 01000235
Applicant: WILLIAM P. CALVERT, TRUSTEE
District Number: 11
Zoning Board: C11
Drafter ID: AMERICO
Scale: NTS



1. COUNTRYSIDE INVESTMENTS, LLC
F/K/A: WILLIAM P. CALVERT, TR.
(Applicant)

00-9-CZ11-1 (01-235)
BCC
Hearing Date: 11/7/02

Property Owner (if different from applicant) **Same**

Is there an option to purchase ☒/ lease ☐ the property predicated on the approval of the zoning request? Yes ☒ No ☐

If so, who are the interested parties? G. P. Inv., Inc.

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
--------------------	-------------------------	-----------------------	---------------------	------------------------

NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

TEAM METRO WEST OFFICE

ENFORCEMENT HISTORY

Countryside Investments, LLC. F/K/A:
William P. Calvert, Tr.

The Southwest corner of SW 162
Avenue & SW 56 Street, Miami-
Dade County, Florida

APPLICANT

ADDRESS

11/07/02

01-235**DATE****HEARING NUMBER**

CURRENT ENFORCEMENT HISTORY:

VIOLATOR: **Countryside Investments, LLC**

09/01/00 A civil violation was issued for failure to comply with lot clearing month.
Citation was paid and there was compliance met.

10/08/02 Inspection was conducted for the enforcement history purposes and found
a lot being prepared to start constructing. No current violations.

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS**

APPLICANT: Countryside Investments L.L.C
(F/K/A: William P. Calvert, Tr.)

PH: Z01-235 (00-9-CZ11-1)

SECTION: 29-54-39

DATE: November 7, 2002

COMMISSION DISTRICT: 11

ITEM NO.: 1

A. INTRODUCTION

o **REQUEST:**

Countryside Investments L.L.C. (F/K/A: William P. Calvert, Trustee) is appealing the decision of COMMUNITY ZONING APPEALS BOARD # 11 which denied, in part, the following:

AU to RU-TH

o **SUMMARY OF REQUEST:**

The applicant is seeking to appeal the decision of Community Zoning Appeal Board No. 11 denying the rezoning of the property from AU, Agricultural District, to RU-TH, Townhouse District.

o **LOCATION:**

The Southwest corner of S.W. 162 Avenue and S.W. 56 Street, Miami-Dade County, Florida.

o **SIZE:** 10 Acres

o **IMPACT:**

The residential rezoning of the property to RU-TH will allow the applicant to construct 85 townhouse units on the site where the current zoning will only permit two (2) units. Although the approval of this application will provide additional housing for the community, the resulting increase in density will add to the population in the area, bring more children into the schools, impact water and sewer services, and increase traffic in the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **low density residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single-family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
AU; vacant	Residential, 2.5 to 6.0 dua
<u>Surrounding Properties:</u>	
NORTH: RU-1Z; single-family residences	Residential, 2.5 to 6.0 dua
SOUTH: RU-3M; vacant	Residential, 2.5 to 6.0 dua
EAST: AU; vacant	Residential, 2.5 to 6.0 dua
WEST: RU-1M(a); vacant	Residential, 2.5 to 6.0 dua

The subject property is approximately 10 acres and is located in a rapidly developing area of southwest Miami-Dade County. The north side of North Kendall Drive and west of S.W. 157 Avenue has been approved for a mixture of residential housing types.

E. SITE AND BUILDINGS:

Site Plan Review:	
Scale/Utilization of Site:	Acceptable
Location of Buildings:	Acceptable
Compatibility:	Acceptable
Landscape Treatment:	Acceptable
Open Space:	Acceptable
Buffering:	Acceptable
Access:	Acceptable
Parking Layout/Circulation:	Acceptable
Visibility/Visual Screening:	Acceptable
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	Acceptable
Signage:	N/A
Urban Design:	N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and

human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	No objection
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	28 additional students

H. ANALYSIS:

The applicant is appealing the decision of Community Zoning Appeals Board-11 which denied a request to rezone the subject property from AU, Agricultural District, to RU-TH, Townhouse District. The applicant had originally sought a special exception to permit site plan approval for a townhouse development, an unusual use to permit a lake excavation and a non-use variance to permit adjacent groups of private parking greater than 4 spaces, and separated by landscape elements. On July 24, 2002, the applicant requested the withdrawal of the special exception, unusual use and non-use variance because they were no longer necessary or would be approved under separate process. CZAB-11 denied said requests and the zone change request, pursuant to Resolution CZAB11-14-02. The applicant is only appealing the denial of the zone change at this time.

The applicant originally sought a zone change from AU, Agricultural District, to RU-4L, Limited Apartment House District. On September 17, 2001, the applicant submitted revised plans and amended the application to request a zone change from AU, Agricultural District, to RU-TH, Townhouse District. In conjunction with this appeal, the applicant submitted revised plans on October 1, 2002, seeking to overturn the decision of CZAB-11 and obtain the approval for a zone change from AU, Agricultural District, to RU-TH, Townhouse District.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department** has **no objections** to this application. Said Department indicates that this application will generate **43 PM** daily peak hour vehicle trips, the Level of Service of which is at LOS "C". The proposed development will be bringing an additional 28 students to the area as per the **Miami-Dade County Public Schools (MDCPS)**.

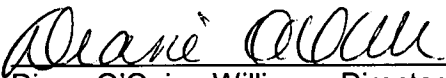
The revised plans submitted indicate that the proposed residential development will be served by private drives surrounding a lake in the center, with groupings of 4 and 5 townhouse units separated by green areas, with parking spaces in the front of each unit. The applicant is not seeking any variances of the RU-TH zoning district, and as such, the proposed residential development will be in accordance with all applicable zoning regulations. The rezoning of the property to RU-TH and the proposed townhouse development will provide additional housing for the residents of Miami-Dade County. The CDMP designates this property for low-density residential, which permits densities ranging from 2.5 to 6.0 dwelling units per acre (dua). Accordingly, the CDMP would permit a maximum of 60 residential units on the 10-acre subject site. Notwithstanding, staff notes that RU-TH zoning would permit a density of 8.5 dwelling units per net acre, for a total of 85 townhouse units, which is well above the maximum permitted by the CDMP, and which would be inconsistent without a proffered covenant restricting the density of same. The proposed 53-unit townhouse development would be **consistent** with the CDMP subject to the Board's acceptance of a covenant limiting the density on the subject property to 5.3 dua, as indicated in the submitted plans. Staff finds that this application will be **compatible** with the surrounding area that includes RU-1Z zoning to the north, RU-1M(b) zoning to the west and RU-3M zoning to the south. The proposed lake excavation is to be approved by the ASPR process and would provide fill for the property as well as an amenity for the residents. Staff is supportive of this application and is of the opinion that with the proffered covenant, it will be in keeping with the intent and purpose of the zoning, land use and subdivision regulations. As such, staff supports the appeal of the proposed rezoning and recommends approval of the zone change, subject to the Board's acceptance of the proffered covenant.

I. RECOMMENDATION:

Approval of the appeal and approval of the zone change subject to the Board's acceptance of the proffered covenant.

J. CONDITIONS: None.

DATE INSPECTED: 03/18/02
DATE TYPED: 04/04/02
DATE REVISED: 04/23/02, 05/22/02, 06/06/02, 07/03/02, 07/09/02, 10/04/02, 10/18/02,
10/22/02
DATE FINALIZED: 10/22/02
DO'QW:AJT:MTF:TLR


Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning



MEMORANDUM



TO: Diane O'Quinn-Williams, Director
Department of Planning and Zoning

DATE: March 5, 2002

RECEIVED
MAR 07 2002

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

F. Chellington

SUBJECT: C-11 #Z2001000235
William Calvert Tr.
SWC of SW 162nd Avenue & SW 56th Street
UU to Permit a Lake Excavation, S.E. for
Site Plan Approval, U.U. to Permit a Lake
Excavation and N.U.V. of Setback
Requirements
(GU)(5 Ac.)
29-54-39

FROM: Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Wellfield Protection:

The subject property is located within the West Wellfield interim protection area. The West Wellfield is located between SW 72nd Street and Coral Way along theoretical SW 172nd Avenue. The siting of this public water supply wellfield and companion wellfield protection program has been under extensive review by the West Wellfield Policy Advisory Committee (PAC) appointed by the County Manager. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance requires stringent wellfield protection measures that will restrict development within the wellfield protection area.

Since the subject request is for a residential zoning district a covenant prohibiting hazardous materials is not required; however, all development shall comply with the requirements of Section 24-12.1 of the Code.

Water and Sewer Service:

Public water and public sanitary sewers can be made available to this site and connection of any existing or proposed facilities will be required. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

The subject property is located within the Bird Drive Basin. Cut and fill criteria as well as drainage restrictions are in effect within this basin. The plans submitted along with the application comply with the aforesaid requirements. Therefore, DERM may approve the application. The applicant is advised that prior to the approval of additional development orders for this site, the property owner shall submit to the department a properly executed covenant running with the land in favor of Miami-Dade County securing the proposed lake and dry retention areas.

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

An Individual General Environmental Resource Permit from the South Florida Water Management District (SFWMD) will be required for the construction and operation of a surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Positive drainage systems and overland stormwater runoff into any proposed lake are not permitted. Therefore, DERM will require that an earthen berm with a top elevation of one foot above flood criteria be placed along any proposed lake in order to prevent overland discharge of stormwater runoff. A Class II permit would be required for the construction of a drainage system with an outfall to any proposed lake and into a canal.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:

The subject property is located in the Bird Drive Basin, which is a jurisdictional wetland area according to the Code. Therefore, a Class IV Permit and compliance with the North Trail/Bird Drive Everglades Basin Ordinance and plans for mitigation, tree island preservation and fill encroachment/stormwater management criteria will be required before any work can take place on the property. These criteria require on-site stormwater management and a mitigation contribution to fund off-site mitigation to compensate for wetland values lost as a result of the proposed project. However, if the property has had continuous agricultural activity since at least September 3, 1983, the Class IV Permit will not require the applicant to provide biological mitigation to Miami-Dade County for the wetland impacts. In addition, the lake slopes in the Bird Drive Everglades Basin are required to be no steeper than 4:1.

The property is also jurisdictional according to the regulations of the Army Corps of Engineers under SAJ-74. The applicant is advised to contact the Wetlands and Forest Resources Section of DERM at (305) 372-6585 for additional information concerning requirements pertaining to the Class IV and SAJ-74 permits.

In addition, the property may be jurisdictional according to the regulations of the State of Florida Department of Environmental Protection (561) 681-6600 and/or the South Florida Water Management District (1-800-432-2045). It is the applicant's responsibility to contact these agencies for their permitting requirements.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request:

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Greg Adkins, Planning Division-P&Z
Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: William P. Calvert, Trustee

This Department has no objections to this application subject to the following conditions.

Fence along SW 56 St. must set back from safe site distance triangle as per Sec. 33-11 of the Miami-Dade County Code.

Provide t-turnaround at end of drives.

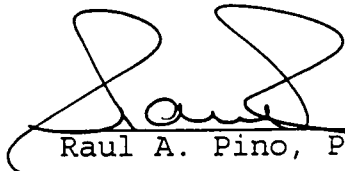
Guardrail to be provided as per detail shown on plan.

This land may require platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate 43 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips **does** not exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
9275	SW 56 St. w/o SW 147 Ave.	C	C
9826	SW 147 Ave. s/o Bird Dr. Ext.	C	C
9827	SW 147 Ave. s/o SW 56 St.	C	C

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.


Raul A. Pino, P.L.S.

JUL. 23 2002
Date

**METRO-DADE FIRE RESCUE DEPARTMENT
ZONING COMMENTS**

(REVISED)

C-11

C-11

Hearing Number: 01-235 Service Impact: ✓ Yes No

Location: SWC OF SW 162 AVE. & SW 56 ST.

Recommendation: No objection
No objection with condition(s) ✓
Denial

Condition: see below

Estimated number of alarms generated annually by application: 10

If there is an impact, below is the service availability:

Station District 37 Grid 1657 (DU)SF 60 Occupancy Type 2

Impact of additional calls on closest station: ☐ Minimal Impact.

☒ Moderate Impact. Planned station(s) will mitigate impact.

Planned Service to Mitigate:

Service	Location	Year To be Completed
<u>INT'L GARDENS #61</u>	<u>SW 8 ST. & SW 127 AVE.</u>	<u>2003</u>
<u>TRAIL #64</u>	<u>SW 10 ST. & SW 152 AVE.</u>	

ACCESS:

Description of Concern(s):

- ☒ Fire Engineering & Water Supply Bureau site plan review and approval required.
- ☐ Gates must have a minimum width of 15 feet and must include a lock box containing a switch or lever to activate the gate for Fire Department use, or manned 24-hour guard house.
- ☒ Access lanes are to be a minimum of 20 feet wide with a vertical clearance of 14 feet.
- ☒ A minimum outside turning radius of 58 feet, and a minimum inside turning radius of 36 feet is required.

OTHER CONCERN(S):

Reviewed by: Carlos Heredia

Phone: (786) 331-4544

Date: October 15, 2001

Revised 8/20/01



Miami-Dade County Public Schools

giving our students the world

*Administrative Director
Ana Rijo-Conde, AICP*

*Miami-Dade County School Board
Perla Tabares Hantman, Chair
Dr. Michael M. Krop, Vice Chair
Frank J. Bolaños
Frank J. Cobo
Dr. Robert B. Ingram
Betsy H. Kaplan
Manty Sabatès Morse
Dr. Marta Pérez
Dr. Solomon C. Stinson*

November 4, 2002

Ms. Ruth Ellis Myers, Acting Supervisor
Miami-Dade County
Department of Zoning Evaluation
111 NW 1 Street, Suite 1110
Miami, Florida 33128

*Superintendent
of Schools
Merrett R. Stierheim*

**Re: William Calvert, Trustee-Application No. 99-328
Southwest corner of SW 56 Street and SW 162 Avenue
(REVISED)**

Dear Ms. Myers:

Please accept this letter as an expression of concern from the Miami-Dade County Public Schools (School District), over the impact of the above referenced development on the School District's public schools. Based on current attendance boundaries, the proposed development would be served by Bowman F. Ashe Elementary, Howard A. Doolin Middle and Felix Varela and Miami Sunset Senior High. All of the impacted schools are over capacity, based on the data provided by the Office of Information Technology. Please see attached analysis.

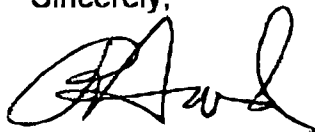
Please note that both a middle school (S/S "VV1"-Lamar Louise Curry Middle) and a high school (S/S "PPP"-John A. Ferguson Senior) are under construction at S.W. 47th Street and S.W. 157th Avenue and at S.W. 56th Street and S.W. 162nd Avenue, respectively. The anticipated completion dates for same are Spring and Fall of 2004, respectively. Furthermore, an addition at Felix Varela Senior High (Modular) is under design and the anticipated completion date is Winter of 2003. Although it is possible that these schools will serve all or a portion of this general area, the attendance boundaries have not yet been established; as such, assurances cannot be provided by the School District that the proposed schools will help to alleviate the impacts of the proposed development.

In accordance with established School Board policy, this letter should not be construed as commentary on the merits of the pending zoning application. Rather, it is an attempt to provide relevant information to the Community Council on the public schools that will likely serve the proposed development.

Ms. Ruth Ellis Myers
November 4, 2002
Page Two

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patricia Good', with a large, stylized initial 'P'.

Patricia Good
Coordinator III

PG:am
L-585
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Ben Fernandez

SCHOOL IMPACT REVIEW ANALYSIS
(As per covenant proffered to the County on October 22, 2002)

APPLICATION: No. 99-328, William Calvert, Trustee

REQUEST: Zone change from GU to RU-TH

ACRES: 10 acres

LOCATION: Southwest corner of SW 56 Street and SW 162 Avenue

UNITS: 53 townhouse units

**ESTIMATED
STUDENT
POPULATION:** 24 students

ELEMENTARY: 13

MIDDLE: 6

SENIOR: 5

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Bowman Foster Ashe Elementary -6601 SW 152 Avenue

MIDDLE: Howard A. Doolin Middle - 6400 SW 152 Avenue

SENIOR HIGH: Felix Varela Sr. (Grades 9-11) - 15255 SW 96 Street
Miami Sunset Sr. (Grade 12) - 13125 SW 72 Street

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2002:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS
Bowman F. Ashe Elem.	1267	1113	114%	193
Howard A. Doolin Middle	1994	1210	165%	90
Felix Varela Senior	4470	2451	182%	0
Miami Sunset Senior	3584	2680	134%	976

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2001:

Bowman F. Ashe Elementary:

Access to computers:

In each classroom, in special computer labs and media center

Capital Improvements since 1990:

None

Recognition for Academic Achievement:

Silver Award for Notable School Performance

Special Programs:

Before and After-school care and Enrichment classes

Lunch schedule:

Begins at 10:15 a.m.

Non-instructional space utilized for instructional purposes:

None

Teachers required to float/travel:

Spanish S/SL

Howard A. Doolin Middle:

Access to computers:

In each classroom, special computer labs and media center

Capital Improvements since 1990:

None

Recognition for Academic Achievement:

None

Special Programs:

After-school care

Lunch schedule:

Begins at 11:30 a.m.

Non-instructional space utilized for instructional purposes:

Auditorium and Media Center

Teachers required to float/travel:

ESOL, Mathematics, and Fine Arts

Felix Varela Senior High:

Access to computers:

In each classroom, in special computer labs and in the Media Center

Capital Improvements since 1990:

None

Recognition for Academic Achievement:

None

Special Programs:

Vocational classes

Lunch schedule:

Begins at 10:40 a.m.

Non-instructional space utilized for instructional purposes:

Auditorium, Cafeteria, and Storage rooms

Teachers required to float/travel:

Foreign Language, English, Math, ESOL, Social Studies and Science

Miami Sunset Senior High:

Access to computers:

In each classroom, in special computer labs and in the Media Center

Capital Improvements since 1990:

None

Recognition for Academic Achievement:

Top 100 schools based on AP test scores

Special Programs:

Magnet programs

Lunch schedule:

Begins at 10:35 a.m.

Non-instructional space utilized for instructional purposes:

Auditorium, Library, Book rooms, Teachers dining room, Office

Teachers required to float/travel:

None

PLANNED RELIEF SCHOOLS IN THE AREA (Information as of November 2002):

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
Lamar L. Curry Middle	Design	Spring/2004
John A. Ferguson Sr.	Design	Fall/2004
Felix Verela Sr. Addition (Modular)	Design	Winter/2003

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$139,992.

CAPITAL COSTS: Based on the 2001-2002 Adopted Budget, construction costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	13	x	\$ 14,698	=	\$ 191,074
MIDDLE	6	x	\$ 17,323	=	\$ 103,938
SENIOR	5	x	\$ 22,195	=	\$ 110,975

Total Potential Capital Cost \$ 405,987

The School Board's estimated capital costs are based upon the actual costs of land acquisition, land development and construction of elementary, middle or senior high school facilities. Such costs do not include furniture, fixtures or equipment, buses or other capital costs.

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity]

CORPORATION NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

William P. Calvert, Trustee

TRUST NAME

NAME AND ADDRESS

Percentage of Interest

William P. Calvert, Trustee *

66 1/3

Stephen H. Siegel *

16 2/3

Ilene Eber *

16 2/3

* c/o Robert Eber, Esquire

10761 S.W. 104th Street

Miami, Florida 33176

If the property which is the subject of the application is owned or l. by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of partnership, including general and limited partners. [Note: where partner(s) consist of another partnership(s), corporation(s) trust(s) other similar entities, further disclosure shall be required wh. discloses the identity of the individual(s) (natural persons) having t. ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME AND ADDRESS

Percentage of Ownership

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

G.P. Investments, Inc.
NAME

NAME, ADDRESS, AND OFFICE (if applicable) Percentage of Interest

Guillermo Perez, president

100%

12879 SW 61 TERR


Date of contract: July 8th 1999

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.


The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: 
(Applicant) William P. Calvert

Sworn to and subscribed before me,
his 11th day of August, 1999

(SEAL)




Notary Public, State of ~~Florida~~ Colorado at Large
My Commission Expires: 9.20.2000

Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY Joe F AMOUNT OF FEE \$399.00

RECEIPT # I200203897

DATE HEARD 07-24-02

BY CZAB # 11

RECEIVED
01-235
AUG 09 2002

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY [Signature]

BY _____
DATE RECEIVED STAMP

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. 01-235

Filed in the name of (Applicant) William P. Calvert, et al.

Name of Appellant, if other than applicant _____

Address/location of APPELLANT'S property: The East and West 1/2 of Tract 5 of MIAMI EVERGLADES LAND CO. SUBDIVISION according to the Plat thereof, as recorded in Plat Book 2, at Page 3, in Section 29, Township 54 South, Range 39 East, of the Public Records of Miami-Dade County Florida.

Application, or part of Application being Appealed (Explanation): Request # 1 (Rezoning property from AU to RU-TH).

Appellant (name): Countryside Investments, LLC

hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:
(State in brief and concise language)

1. The Community Zoning Appeals Board's ruling was arbitrary and capricious.
2. The Community Zoning Appeals Board's ruling was not based on substantial competence evidence.
3. The Community Zoning Appeals Board's ruling was based on perceived impact not related to the application.
4. The Community Zoning Appeals Board misapplied the law.
5. The Community Zoning Appeals Board's prejudicial and irrelevant comments compromised the hearing.

SENT BY: PERCOW & RADELL, PA;

3053776222;

AUG-9-02 2:37PM;

PAGE 3/3

APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF FloridaCOUNTY OF Wright-Dade

Before me the undersigned authority, personally appeared Antonio Anello Sarmiento
(Appellant) who was sworn and says that the Appellant has standing to file the attached
appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community
Zoning Appeals Board matter because of the following:

(Check all that apply)

- ☐ 1. Participation at the hearing
☒ 2. Original Applicant
☐ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury
and that under penalties of perjury I Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

[Signature]
Signature

JUAN R RODRIGUEZ
Print Name

[Signature]
Signature

Rodrigo Moya
Print Name

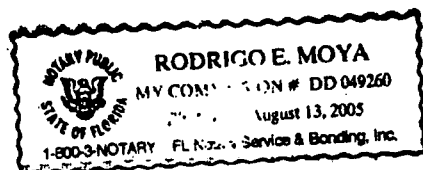
[Signature]
Appellant's Signature

Countryside Investments, LLC.
Print Name

Sworn to and subscribed before me on the 9 day of August year 2002.

Appellant is personally know to me or has produced Driver's License as
identification.

[Signature]
Notary Public



(stamp/seal)

Commission Expires:

SENT BY: AFRON & RADELL, PA;

3053776222;

AUG-9-02 2:37PM;

PAGE 2/3

APPELLANT MUST SIGN THIS PAGE

Date 9th day of August, year: 2002

Signed *Rafael R. Herminto*

Countryside Investments, LLC.

Print Name

9240 SW 72nd Street #216

Mailing Address

Miami

FL

33173

(305) 588-6120

Phone

(305) 595 9647

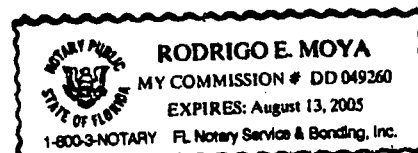
Fax

Subscribed and Sworn to before me on the 9 day of August, year 2002

Rafael R. Herminto
Notary Public

(stamp/seal)

Commission Expires:



RESOLUTION NO. CZAB11-14-02

WHEREAS, WILLIAM P. CALVERT, TR. applied for the following:

- (1) AU to RU-TH
- (2) SPECIAL EXCEPTION to permit site plan approval for a residential development.
- (3) UNUSUAL USE to permit a lake excavation.
- (4) NON-USE VARIANCE OF ZONING REGULATIONS restricting private parking to adjacent groups of no more than 4 spaces with said groups separated by the use of landscape elements; to waive same.

A plan is on file and may be examined in the Zoning Department entitled "Countryside Villas," as prepared by Cad Studio Architecture, Inc., consisting of 15 sheets; to wit: Sheets A-1, A-1A, A-1B, A-1C and A-2 through A-9; and Sheets L-1, L-2 and L-3 as prepared by Hall & Bell, P.A. all dated received 9/17/01. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract 5 of MIAMI EVERGLADES LAND CO. SUBDIVISION, Plat book 2, Page 3 in Section 29, Township 54 South, Range 39 East.

LOCATION: The Southwest corner of S.W. 162 Avenue & S.W. 56 Street, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 11 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard and at which time the applicant requested permission to withdraw special exception (Item# 2), unusual use (Item# 3), and non-use variance (Item# 4), and proffered a covenant which, among other things provided for:

- 1) That said Property shall be developed substantially in accordance with the plans previously submitted entitled "Countryside Villas", as prepared by CAD Studio Architecture, Inc., consisting of 15 sheets; to wit: Sheet A-1 dated received June 17, 2002; and Sheets A-1A, A-1B, A-1C and A-2 through A-9; and Sheets L-1, L-2, and L-3 as prepared by Hall & Bell, P.A., all dated received September 17, 2001, and said plans being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of this agreement.
- 2) That the Property shall be developed with no more than 60 single-family dwelling units.

- 3) Prior to October 1, 2003, Certificates of Occupancy approved for the Property shall not exceed fifty percent (50%) of the total number of units. The remaining Certificates of Occupancy shall not be approved prior to October 1, 2004.
- 4) The owner shall obtain approval for the proposed lake by the Administrative Site Plan approval process.

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to RU-TH would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and that special exception (Item# 2), unusual use (Item# 3), and non-use variance (Item# 4) would not be compatible with the area and its development and would not be in harmony with the general purpose and intent of the regulations and would not conform with the requirements and intent of the Zoning Procedure Ordinance, and that the requested special exception (Item#2) and unusual use (Item# 3) would have an adverse impact upon the public interest and should be denied without prejudice, and that the proffered Declaration of Restrictions should not be accepted, and

WHEREAS, a motion to deny Items# 1-4 and to not accept the proffered Declaration of Restrictions was offered by Roy Bustillo, seconded by John Feinberg, and upon a poll of the members present the vote was as follows:

Don Abbott	aye	Miguel Cervera	aye
Charlene Burks	aye	John Feinberg	aye
Roy Bustillo	aye	Tim Hyman	aye
Patrick M. Fiore	aye		

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 11, that the requested district boundary change to RU-TH be and the same is hereby denied without prejudice.

BE IT FURTHER RESOLVED that special exception (Item# 2), unusual use (Item# 3), and non-use variance (Item# 4) be and the same are hereby denied without prejudice, and that the proffered Declaration of Restrictions shall not be accepted.

The Director is hereby authorized to make the necessary changes and notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 24th day of July, 2002.

Hearing No. 00-9-CZ11-1
ej

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

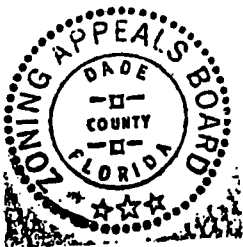
I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 11, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB11-14-02 adopted by said Community Zoning Appeals Board at its meeting held on the 24th day of July, 2002.

IN WITNESS WHEREOF, I have hereunto set my hand on this 31st day of July, 2002.



Earl Jones Deputy Clerk (3230)
Miami-Dade County Department of Planning and Zoning

SEAL



35

CAD STUDIO
ARCHITECTURE, INC.
REGISTERED PROFESSIONAL ARCHITECT



COUNTRYSIDE VILLAS
MODEL B

REFERENCE FOR :

OWNER: WILLIAM P. CANNON
ARCHITECT: CAD STUDIO
DATE: 10/29/02
PROJECT: COUNTRYSIDE VILLAS
MODEL B

1/8" = 1'-0"

DATE: 10/29/02
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

TONING LEGEND

NAME	VALUE
WOOD	100%
STONE	100%
BRICK	100%
CONCRETE	100%
GLASS	100%
IRON	100%
STEEL	100%
ALUMINUM	100%
COPPER	100%
SILVER	100%
LEAD	100%
ZINC	100%
NICKEL	100%
CHROMIUM	100%
MANGANESE	100%
IRON OXIDE	100%
COPPER OXIDE	100%
SILVER OXIDE	100%
LEAD OXIDE	100%
ZINC OXIDE	100%
NICKEL OXIDE	100%
CHROMIUM OXIDE	100%
MANGANESE OXIDE	100%

NOT TO BE USED TO TINT PHOTOGRAPHS EXCEPT
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APPROPRIATE LIGHTING. EXPOSURE OF PHOTOGRAPH
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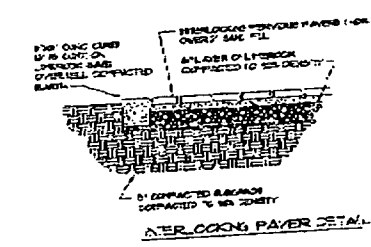
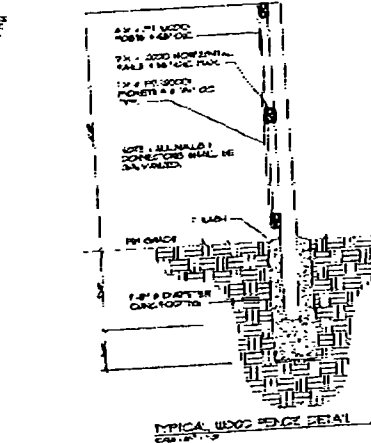
GENERAL NOTES

1. CONCRETE SHALL BE USED FOR FOUNDATION, EXCEPT
WHERE NOTED OTHERWISE.
2. ALL FOUNDATION SHALL BE EXPOSED TO THE
GROUND SURFACE. EXPOSED FOUNDATION SHALL
BE FINISHED WITH A 1/2" THICK COAT OF
CONCRETE.
3. ALL STRUCTURAL STEEL SHALL BE GALVANIZED
TO PREVENT CORROSION.
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SOIL STATEMENT

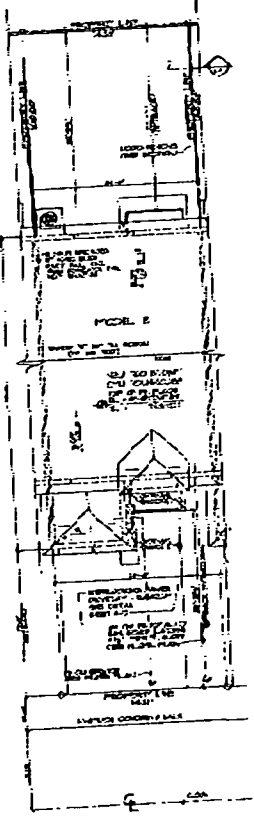
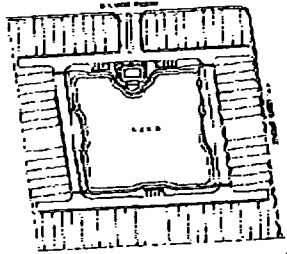
NOT AT THIS SITE. A SOIL REPORT SHOULD BE OBTAINED
FOR THE FOUNDATION. THE SOIL REPORT SHOULD
BE OBTAINED FROM A REGISTERED PROFESSIONAL
ENGINEER. THE SOIL REPORT SHOULD BE OBTAINED
FROM A REGISTERED PROFESSIONAL ENGINEER.

FLOOD LEGEND
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FLOOD ZONE 96
FLOOD ZONE 97
FLOOD ZONE 98
FLOOD ZONE 99
FLOOD ZONE 100



- GENERAL NOTES
1. ALL FOUNDATION SHALL BE EXPOSED TO THE
GROUND SURFACE. EXPOSED FOUNDATION SHALL
BE FINISHED WITH A 1/2" THICK COAT OF
CONCRETE.
 2. ALL STRUCTURAL STEEL SHALL BE GALVANIZED
TO PREVENT CORROSION.
 3. ALL GALVANIZED STEEL SHALL BE GALVANIZED
TO PREVENT CORROSION.
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TO PREVENT CORROSION.
 20. ALL GALVANIZED STEEL SHALL BE GALVANIZED
TO PREVENT CORROSION.

- DOOR NOTES
- COMPONENTS OF DOORS & WINDOWS
1. ALL DOORS & WINDOWS SHALL BE GALVANIZED
TO PREVENT CORROSION.
 2. ALL GALVANIZED STEEL SHALL BE GALVANIZED
TO PREVENT CORROSION.
 3. ALL GALVANIZED STEEL SHALL BE GALVANIZED
TO PREVENT CORROSION.
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TO PREVENT CORROSION.
 20. ALL GALVANIZED STEEL SHALL BE GALVANIZED
TO PREVENT CORROSION.



TYPICAL
MODEL B
SITE PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES
FOR LANDSCAPING REQUIREMENTS & INFORMATION
PLEASE REFER TO LANDSCAPING PLANS
GENERAL NOTES
FOR LANDSCAPING REQUIREMENTS & INFORMATION
PLEASE REFER TO LANDSCAPING PLANS

CAD STUDIO
ARCHITECTURE, INC.
11111 RIVERCHASE BLVD. SUITE 100
DALLAS, TEXAS 75244-1111
TEL: 312.222.2222 FAX: 312.222.2222



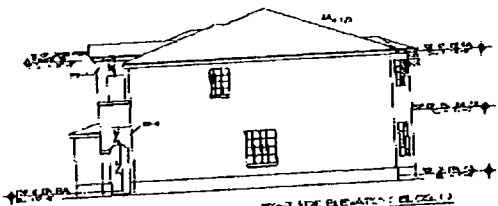
COUNTRYSIDE VILLAS
BUILDING TYPE I

LEGEND: 1001

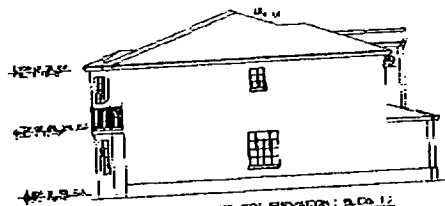
NO.	DESCRIPTION	DATE	BY	CHKD.
1	FOUNDATION PLAN	10/29/02	J. J. J.	J. J. J.
2	1ST FLOOR PLAN	10/29/02	J. J. J.	J. J. J.
3	2ND FLOOR PLAN	10/29/02	J. J. J.	J. J. J.
4	3RD FLOOR PLAN	10/29/02	J. J. J.	J. J. J.
5	4TH FLOOR PLAN	10/29/02	J. J. J.	J. J. J.
6	5TH FLOOR PLAN	10/29/02	J. J. J.	J. J. J.
7	6TH FLOOR PLAN	10/29/02	J. J. J.	J. J. J.
8	7TH FLOOR PLAN	10/29/02	J. J. J.	J. J. J.
9	8TH FLOOR PLAN	10/29/02	J. J. J.	J. J. J.
10	9TH FLOOR PLAN	10/29/02	J. J. J.	J. J. J.



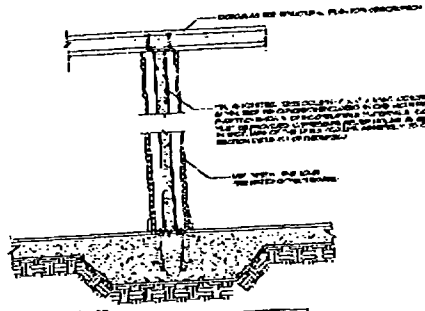
GENERAL NOTES:
1. TOTAL OF 250 TO BE BUILT AFTER REVIEW OF
2. ALL WALLS TO BE CONCRETE ON GRADE
3. ALL WALLS TO BE CONCRETE ON GRADE
4. ALL WALLS TO BE CONCRETE ON GRADE
5. ALL WALLS TO BE CONCRETE ON GRADE
6. ALL WALLS TO BE CONCRETE ON GRADE
7. ALL WALLS TO BE CONCRETE ON GRADE
8. ALL WALLS TO BE CONCRETE ON GRADE
9. ALL WALLS TO BE CONCRETE ON GRADE
10. ALL WALLS TO BE CONCRETE ON GRADE



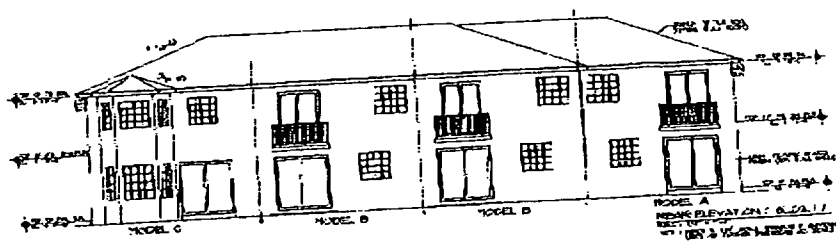
1ST FLOOR ELEVATION: BLOCK 12
10/29/02



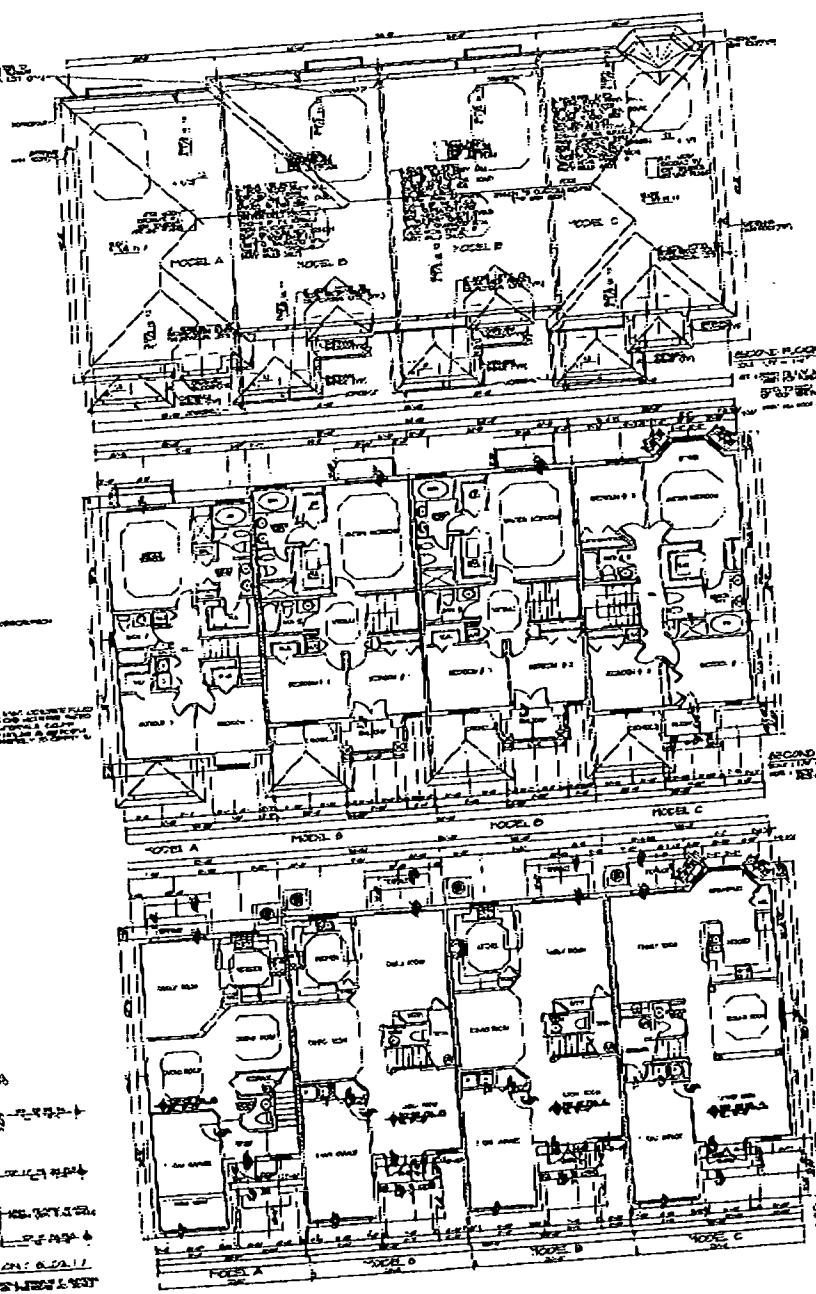
2ND FLOOR ELEVATION: BLOCK 12
10/29/02



3RD FLOOR ELEVATION: BLOCK 12
10/29/02



4TH FLOOR ELEVATION: BLOCK 12
10/29/02



1ST FLOOR PLAN (BLOCK 12)
10/29/02

2ND FLOOR PLAN (BLOCK 12)
10/29/02

3RD FLOOR PLAN (BLOCK 12)
10/29/02

4TH FLOOR PLAN (BLOCK 12)
10/29/02

41

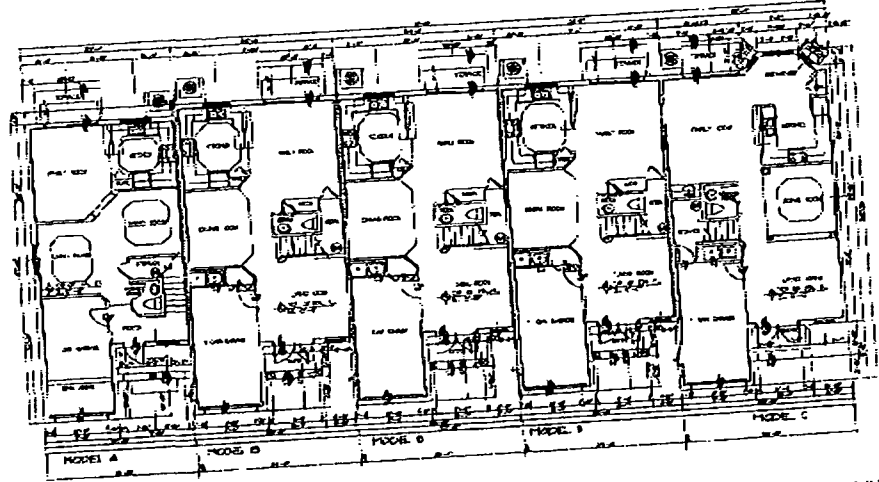
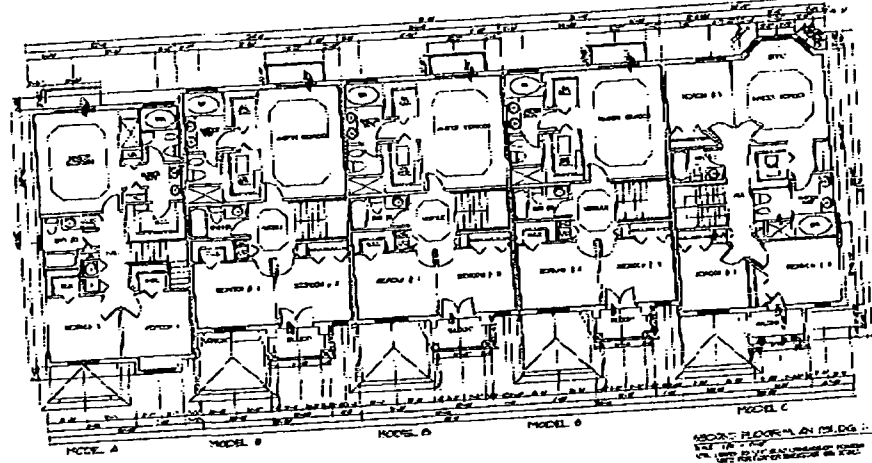
CAD STUDIO
ARCHITECTURE, INC.
REGISTERED ARCHITECTS



COUNTRYSIDE VILLAS
BUILDING TYPE II

REVISIONS:

NO.	DATE	DESCRIPTION
1	10/23/02	ISSUED FOR PERMIT
2	10/23/02	ISSUED FOR PERMIT
3	10/23/02	ISSUED FOR PERMIT
4	10/23/02	ISSUED FOR PERMIT
5	10/23/02	ISSUED FOR PERMIT
6	10/23/02	ISSUED FOR PERMIT
7	10/23/02	ISSUED FOR PERMIT
8	10/23/02	ISSUED FOR PERMIT
9	10/23/02	ISSUED FOR PERMIT
10	10/23/02	ISSUED FOR PERMIT



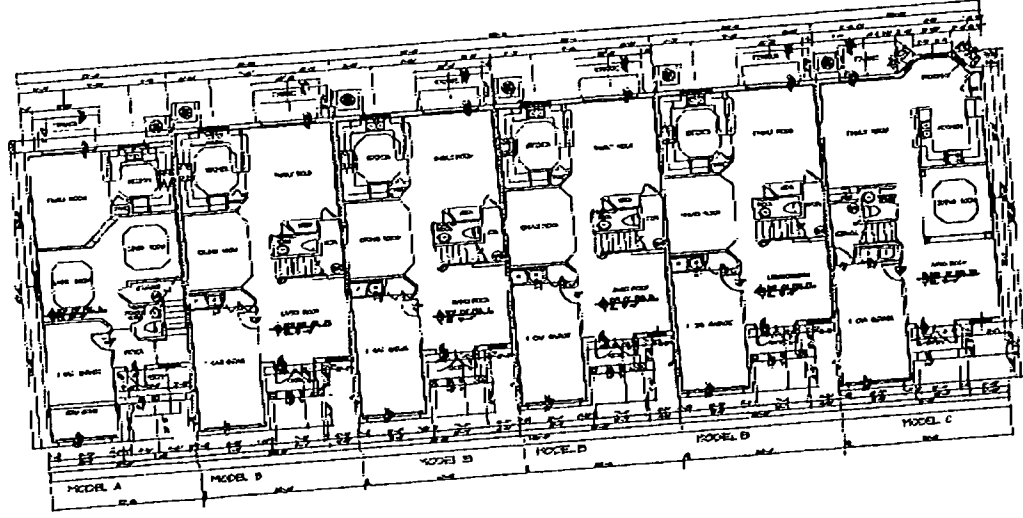
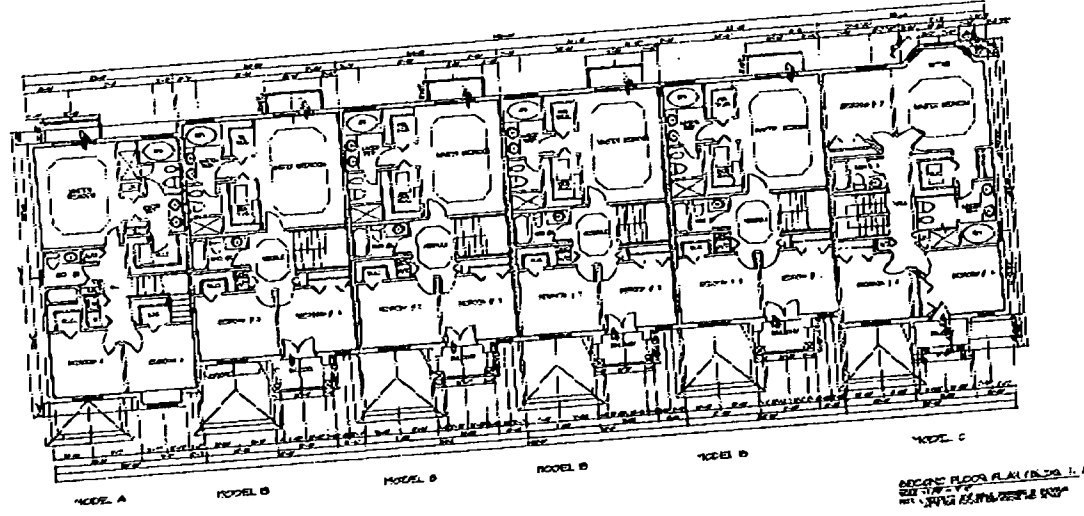
43

CAD STUDIO
ARCHITECTURE, INC.
CONSTRUCTION & LANDSCAPE



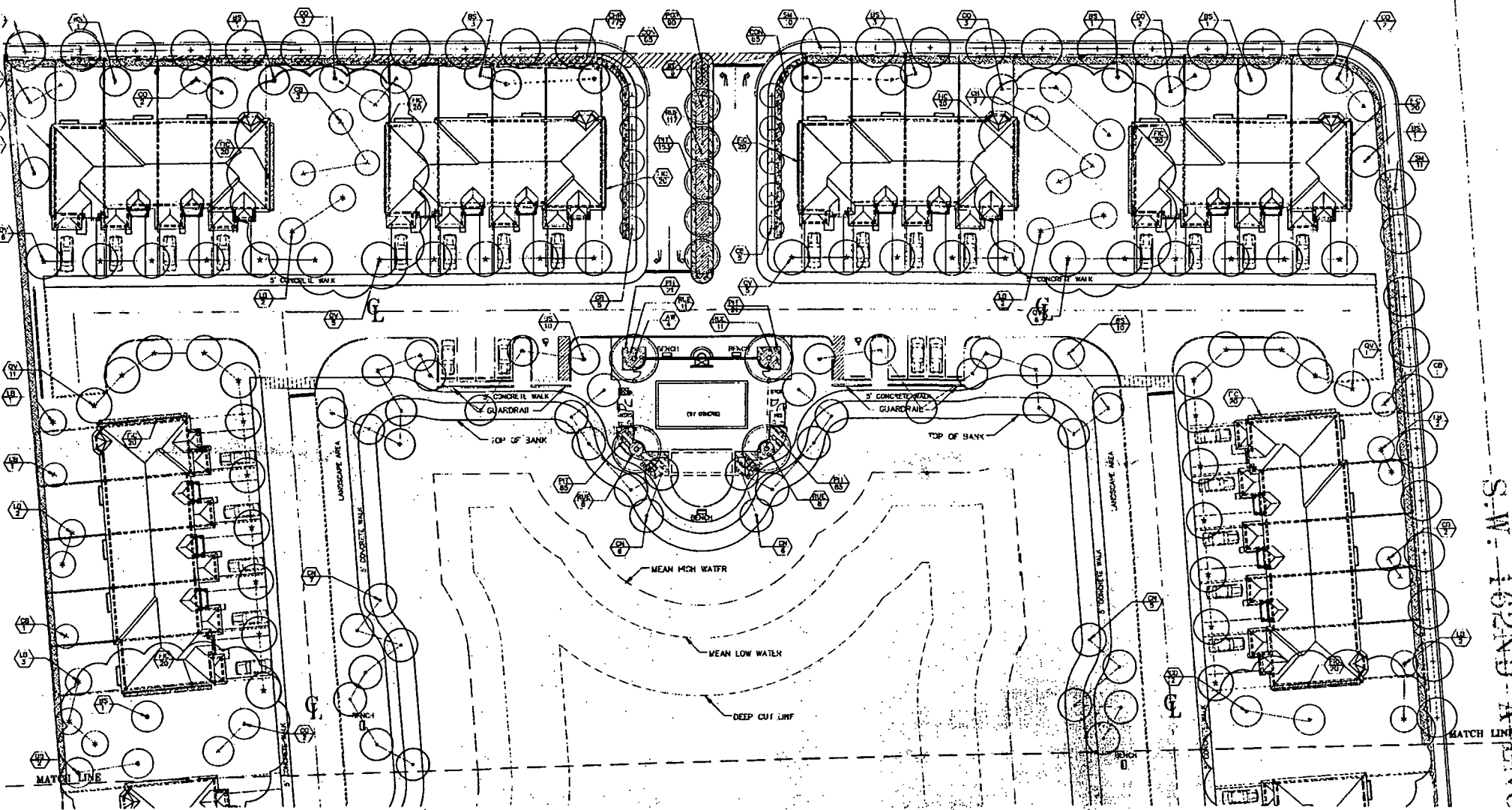
RESIDENTIAL FOR :
COUNTRYSIDE VILLAS
BUILDING TYPE III

NO.	DATE	DESCRIPTION	BY	CHKD.
1	10/29/02	PRELIMINARY	JM	JS
2	11/01/02	REVISION	JM	JS
3	11/05/02	REVISION	JM	JS
4	11/08/02	REVISION	JM	JS
5	11/12/02	REVISION	JM	JS
6	11/15/02	REVISION	JM	JS
7	11/18/02	REVISION	JM	JS
8	11/21/02	REVISION	JM	JS
9	11/24/02	REVISION	JM	JS
10	11/27/02	REVISION	JM	JS



S.W. 56TH STREET

S.W. 56TH STREET



COUNTRYSIDE VILLAS

MIAMI, FLORIDA

PLANTING PLAN



SHEET L-1

DATE: JULY 24, 2001

SCALE: 1"=24'-0"

REV. DATE: JULY 22, 2002

SEP. 17, 2001

ZONING HEARING PLANS REVIEW

PLANS WITHIN THE SCOPE OF AD

PLANS WITHIN THE SCOPE OF AD

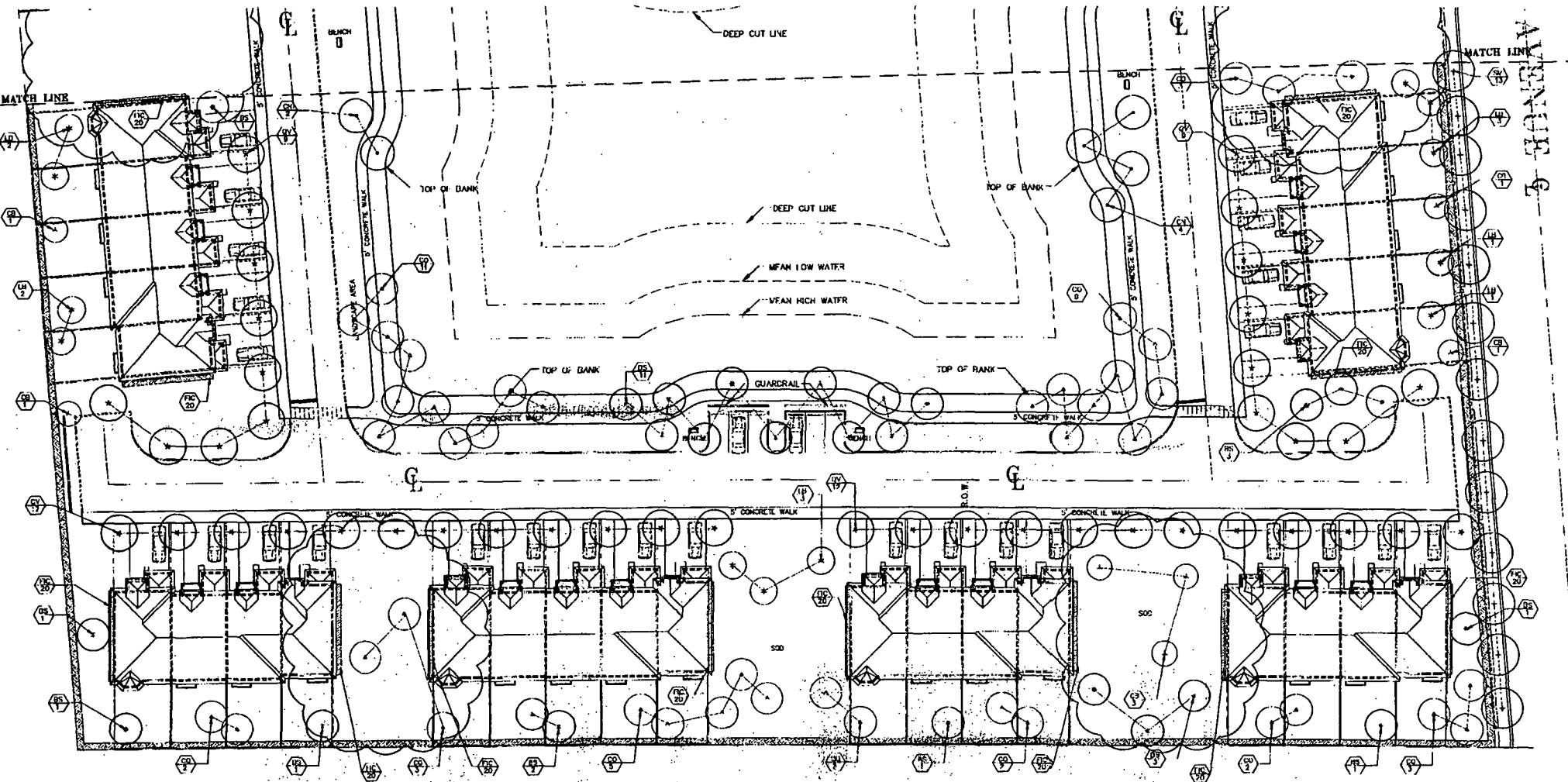
REVIEWED BY:

ON 10/8/02



7220 SW 57th AVENUE SUITE G
MIAMI, FL 33143
(305) 663-6077
(305) 663-6163

144



COUNTRYSIDE VILLAS

MIAMI, FLORIDA

PLANTING PLAN

SHEET L-2
 DATE: JULY 26, 2001
 SCALE: 1"=20'-0"
 REV. DATE: JULY 23, 2002
 DWG. 17, 2002

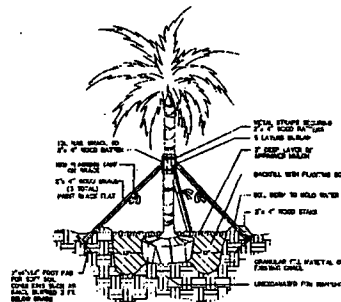
Hall & Bell, P.A.
 LANDSCAPE ARCHITECTS
 7220 SW 57th AVENUE SUITE G
 MIAMI, FL 33143
 (305) 663-6077
 (305) 663-6763

1/5

LANDSCAPE LEGEND		NET LOT AREA: 165 ACRES (648,000 SQ. FT.)	
PLANTING SPACES			
A. PLANTING SPACES REQUIRED BY CHAPTER 23, AS REQUIRED ON THE PLAN	1,042,117	1,042,117	
B. PLANTING SPACES REQUIRED BY CHAPTER 23, AS REQUIRED ON THE PLAN	1,042,117	1,042,117	
C. TOTAL PLANTING SPACES REQUIRED BY CHAPTER 23, AS REQUIRED ON THE PLAN	2,084,234	2,084,234	
LAND AREA CALCULATIONS			
A. PLANTING SPACES REQUIRED BY CHAPTER 23, AS REQUIRED ON THE PLAN	1,042,117	1,042,117	
B. PLANTING SPACES REQUIRED BY CHAPTER 23, AS REQUIRED ON THE PLAN	1,042,117	1,042,117	
C. TOTAL PLANTING SPACES REQUIRED BY CHAPTER 23, AS REQUIRED ON THE PLAN	2,084,234	2,084,234	
PLANTING SPACES			
A. PLANTING SPACES REQUIRED BY CHAPTER 23, AS REQUIRED ON THE PLAN	1,042,117	1,042,117	
B. PLANTING SPACES REQUIRED BY CHAPTER 23, AS REQUIRED ON THE PLAN	1,042,117	1,042,117	
C. TOTAL PLANTING SPACES REQUIRED BY CHAPTER 23, AS REQUIRED ON THE PLAN	2,084,234	2,084,234	

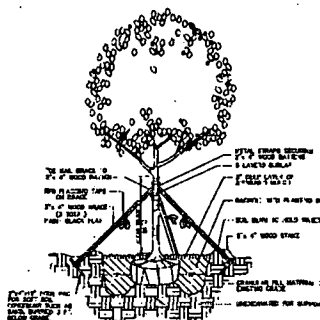
GENERAL LANDSCAPE NOTES

- The Contractor shall visit the site prior to submitting his bid in order to familiarize himself with existing conditions and access.
- Bids shall include removal of all existing plants as designated by the Landscape Architect, ground / soil preparation, and all labor and materials for a complete landscape installation.
- All planted areas shall receive fertilization as per specifications and a minimum cover of 2" depth shredded cypress bark mulch.
- All plants shall be Florida No. 1 Grade, or better, shall be free from pests and disease, and shall be healthy, vigorous specimens.
- The Contractor shall verify all surface and subsurface utilities before commencing work.
- Guaranty periods shall exist as follows: All Sod: 90 days; All Containerized Material: 90 days; All Field Grown Materials: 180 days. An automatic irrigation system shall be installed / repaired, and shall provide 100% coverage.
- All installation shall be as per Hall & Bell, P.A. Standard Landscape Specifications.
- All existing plant material shall remain protected and undisturbed, unless otherwise designated by the Landscape Architect.
- All trees to be relocated will get root pruned 30% minimum, (depending on species), prior to relocation. Upon relocation, 30% of the tree canopy shall be thinned out under the direction of the Landscape Architect.
- After relocation or removal of existing trees and palms, tree pits shall be backfilled with planting soil and seeded as required.
- All relocated plant material shall be located and marked in the field by the Landscape Architect.
- Tree holes shall be backfilled with soil as designated in specifications. All planted areas shall receive 4" minimum depth planting soil as designated in specifications. Planting soil mixture shall consist of 1/3 overgraze post, 1/3 sand, 1/3 cypress sawdust and chips.
- All planting beds shall be edged and grass free.
- Sod shall be St. Augustine Turfgrass, unless otherwise designated. Sod shall be laid solid with alternating and abutting joints, and with 2" top soil minimum.
- Landscape Contractor shall coordinate his work with the General Contractor, the Irrigation Contractor, and the Electrical Contractor as required.
- Landscape plan shall be installed in compliance with all local codes.
- Planting plans shall take precedence over plant list in case of discrepancies. Landscape Architect shall be notified for direction if situation arises.
- No change shall be made without the prior written consent of the Landscape Architect.
- All materials are subject to availability of time of installation. Substitutions may be made after consultation with Landscape Architect.



PALM PLANTING DETAIL

N.T.S.

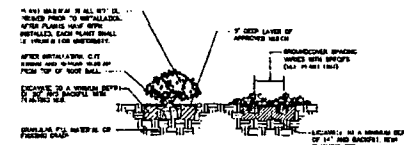


TREE PLANTING & GUYING DETAIL

N.T.S.

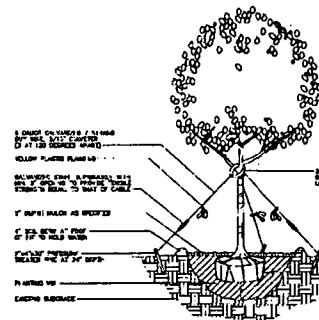
TREES & PALMS		PLANT NAME		NATIVE		CALIPER		HEIGHT		CAPACITY		QUANTITY	
SYMBOL	USED ON PLAN	SYMBOL	USED ON PLAN	SYMBOL	USED ON PLAN	SYMBOL	USED ON PLAN	SYMBOL	USED ON PLAN	SYMBOL	USED ON PLAN	SYMBOL	USED ON PLAN
1	1	2	2	3	3	4	4	5	5	6	6	7	7
8	8	9	9	10	10	11	11	12	12	13	13	14	14
15	15	16	16	17	17	18	18	19	19	20	20	21	21
22	22	23	23	24	24	25	25	26	26	27	27	28	28
29	29	30	30	31	31	32	32	33	33	34	34	35	35
36	36	37	37	38	38	39	39	40	40	41	41	42	42
43	43	44	44	45	45	46	46	47	47	48	48	49	49
50	50	51	51	52	52	53	53	54	54	55	55	56	56
57	57	58	58	59	59	60	60	61	61	62	62	63	63
64	64	65	65	66	66	67	67	68	68	69	69	70	70

SHRUBS & GROUNDCOVERS		PLANT NAME		NATIVE		CONTAINER SIZE		HEIGHT		CAPACITY		QUANTITY	
SYMBOL	USED ON PLAN	SYMBOL	USED ON PLAN	SYMBOL	USED ON PLAN	SYMBOL	USED ON PLAN	SYMBOL	USED ON PLAN	SYMBOL	USED ON PLAN	SYMBOL	USED ON PLAN
1	1	2	2	3	3	4	4	5	5	6	6	7	7
8	8	9	9	10	10	11	11	12	12	13	13	14	14
15	15	16	16	17	17	18	18	19	19	20	20	21	21
22	22	23	23	24	24	25	25	26	26	27	27	28	28
29	29	30	30	31	31	32	32	33	33	34	34	35	35
36	36	37	37	38	38	39	39	40	40	41	41	42	42
43	43	44	44	45	45	46	46	47	47	48	48	49	49
50	50	51	51	52	52	53	53	54	54	55	55	56	56
57	57	58	58	59	59	60	60	61	61	62	62	63	63
64	64	65	65	66	66	67	67	68	68	69	69	70	70



SHRUB & GROUNDCOVER PLANTING DETAIL

N.T.S.



SPECIMEN TREE GUYING DETAIL

N.T.S.

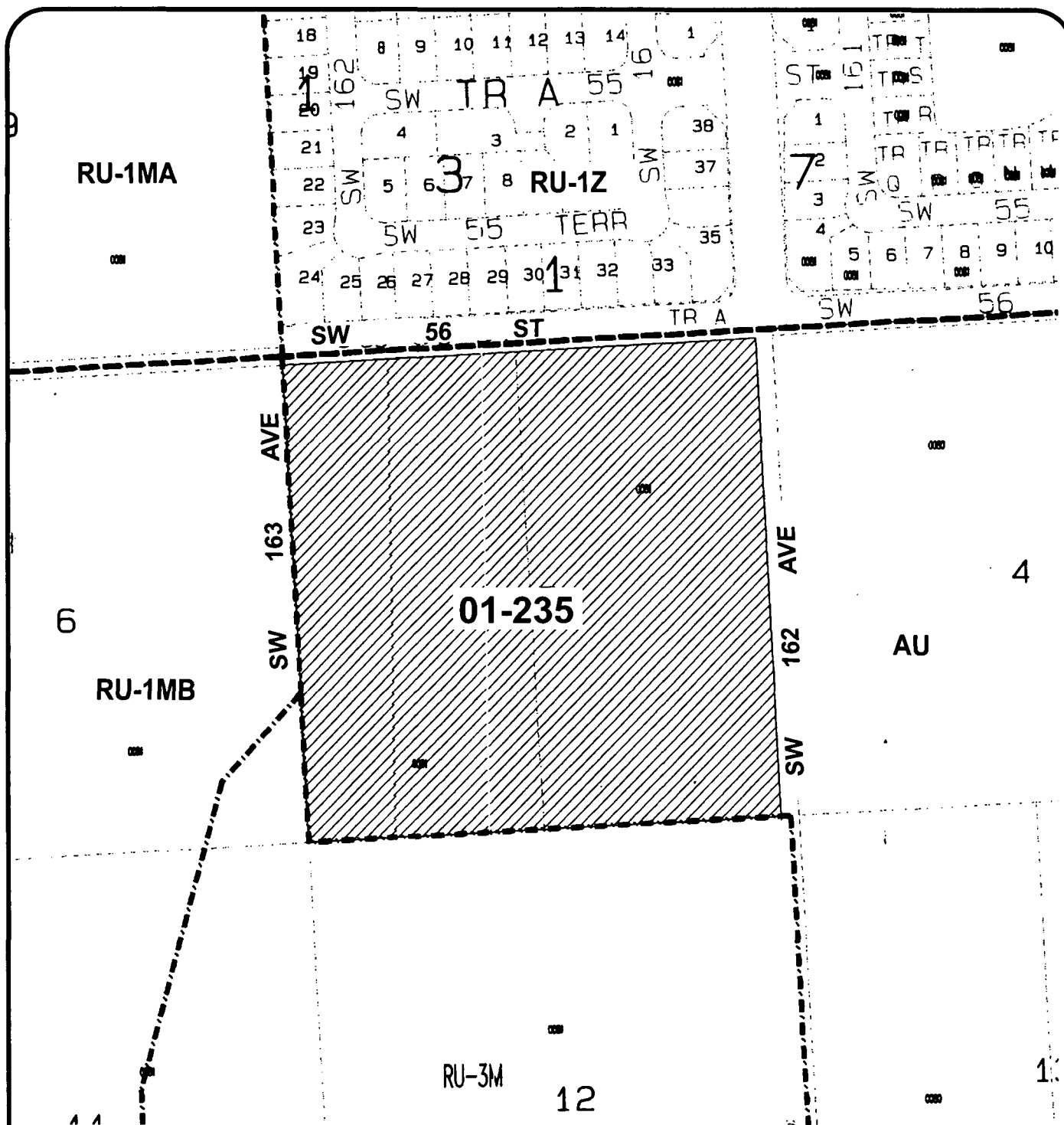
COUNTRYSIDE VILLAS
MIAMI, FLORIDA

PLANTING DETAILS

SHEET L-3
DATE: JULY 26, 2001

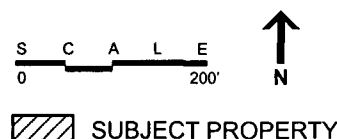
Hall & Bell, P.A.
LANDSCAPE ARCHITECTS
7220 SW 57th AVENUE SUITE G
MIAMI, FL 33143
(305) 661-4077

116



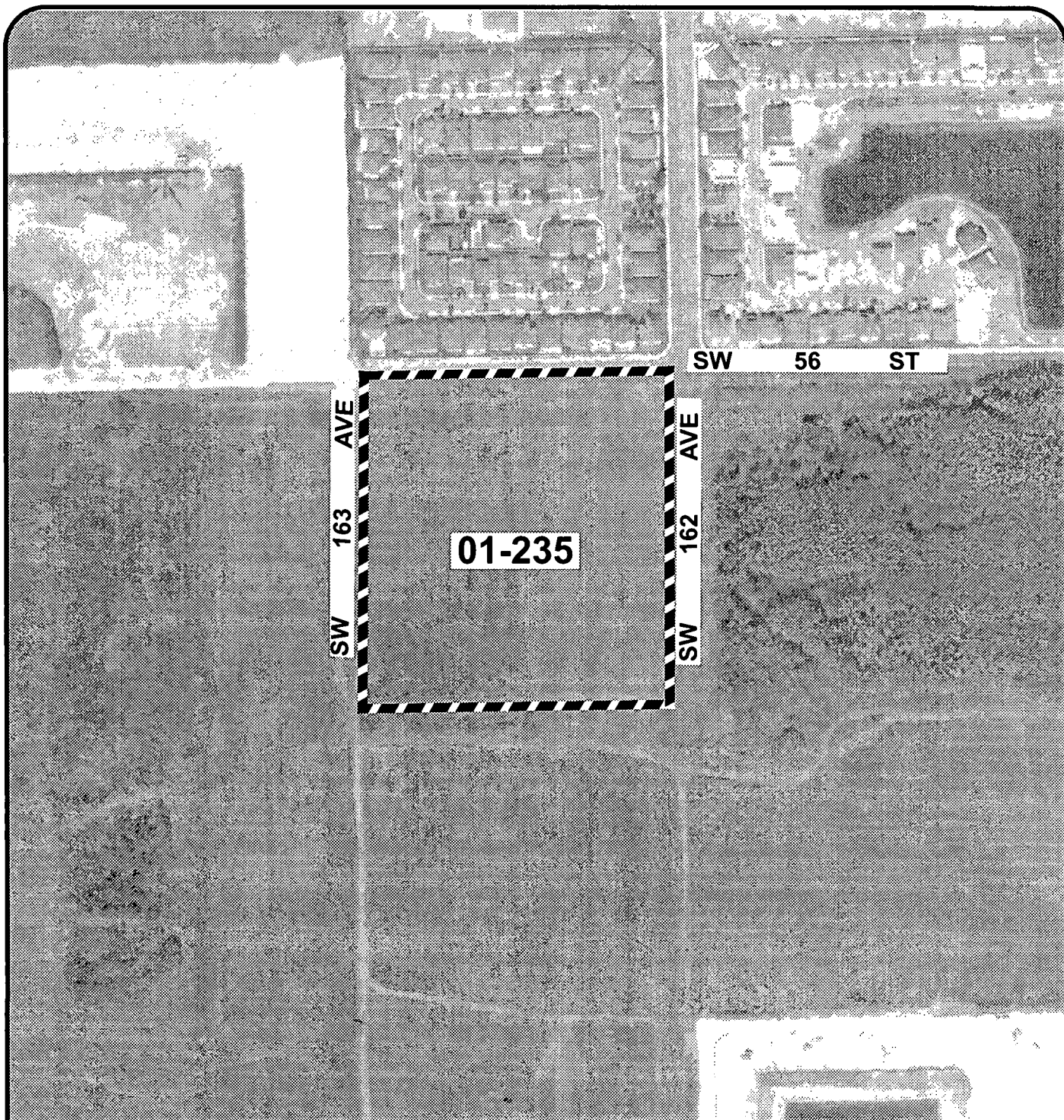
MIAMI-DADE COUNTY HEARING MAP

Section: 29 Township: 54 Range: 39
Process Number: 01000235
Applicant: WILLIAM P. CALVERT, TRUSTEE
District Number: 11
Zoning Board: C11
Drafter ID: AMERICO
Scale: 1:200'



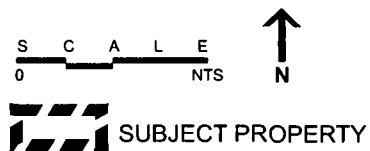
47





**MIAMI-DADE COUNTY
AERIAL**

**Section: 29 Township: 54 Range: 39
Process Number: 01000235
Applicant: WILLIAM P. CALVERT, TRUSTEE
District Number: 11
Zoning Board: C11
Drafter ID: AMERICO
Scale: NTS**



B. WILLIAM P. CALVERT, TR.
(Applicant)

00-9-CZ11-1 (01-235)
Area 11/District 11
Hearing Date: 7/24/02

Property Owner (if different from applicant) **Same**

Is there an option to purchase ☒/ lease ☐ the property predicated on the approval of the zoning request? Yes ☒ No ☐

If so, who are the interested parties? **G. P. Inv., Inc.**

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
--------------------	-------------------------	-----------------------	---------------------	------------------------

NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

TEAM METRO WEST OFFICE

ENFORCEMENT HISTORY

William P. Calvert, Trustee

APPLICANT

The Southwest corner of SW 162
Avenue & SW 56 Street, Miami-
Dade County, Florida

ADDRESS

7/24/2002

DATE

01-235

HEARING NUMBER

ENFORCEMENT HISTORY:

- On April 5, 2002, a comprehension inspection revealed that it's overgrown vacant property and is not in violation.

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 11
MOTION SLIP

Applicant Name: WILLIAM P. CALVERT, TR.

Representative: Ben Fernandez
Raul Rios
Antonio Sameito

Objectors: None

Hearing No. 00-9-CZ11-1 (01-235)

Hearing Date: June 18, 2002

Resolution No. CZAB11-____-02

Motion:

Per Department _____

Standard Conditions: _____

Per DIC _____

Deferred to: 7/24/02

Approved as Requested _____

Withdrawal _____

Denied Without Prejudice _____

Denied With Prejudice _____

Other: _____

Revised plans accepted? YES _____

Covenant accepted? YES _____

	Yes	No	Absent
Don Abbott			✓
Charlene Burks	✓		
Roy Bustillo <i>M</i>	✓		
Miguel Cervera	✓		
John Feinberg	✓		
Tim Hyman <i>S</i>	✓		
Patrick M. Fiore	✓		

VOTE: 6 TO 0

EXHIBITS: YES X NO _____

County Attorney: Tom Logue

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 11**

APPLICANT: William P. Calvert, Tr.

PH: Z01-235 (00-9-CZ11-1)

SECTION: 29-54-39

DATE: July 24, 2002

COMMISSION DISTRICT: 11

ITEM NO.: B

=====

A. INTRODUCTION

o **REQUESTS:**

- (1) AU to RU-TH
- (2) SPECIAL EXCEPTION to permit site plan approval for a residential development.
- (3) UNUSUAL USE to permit a lake excavation.
- (4) NON-USE VARIANCE OF ZONING REGULATIONS restricting private parking to adjacent groups of no more than 4 spaces with said groups separated by the use of landscape elements; to waive same.

A plan is on file and may be examined in the Zoning Department entitled "Countryside Villas," as prepared by Cad Studio Architecture, Inc., consisting of 15 sheets; to wit: Sheets A-1, A-1A, A-1B, A-1C and A-2 through A-9; and Sheets L-1, L-2 and L-3 as prepared by Hall & Bell, P.A. all dated received 9/17/01. Plans may be modified at public hearing.

o **SUMMARY OF REQUESTS:**

The requests will allow the applicant to rezone the property from AU, Agricultural District, to RU-TH, Townhouse District, and allow a special exception to permit site plan approval for a proposed townhouse development. The applicant is also requesting an unusual use to permit a lake excavation and a non-use variance to permit adjacent groups of private parking greater than 4 spaces, and separated by landscape elements.

o **LOCATION:**

The Southwest corner of S.W. 162 Avenue and S.W. 56 Street, Miami-Dade County, Florida.

o **SIZE:** 10 Acres

o **IMPACT:**

The residential rezoning of the property will allow the applicant to construct 60 townhouse units on the site where the current zoning will only permit two (2) units. Although the approval of this application will provide additional housing for the community, the resulting increase in density will add to the population in the area, bring more children into the schools, impact water and sewer services, and increase traffic in the area.

B. ZONING HEARINGS HISTORY:

This application was originally filed under public hearing number 99-328, at which time the applicant was requesting a zone change from AU, Agricultural District, to RU-4L, Limited Apartment House District, a special exception to permit site plan approval for a multi-family residential development, an unusual use to permit a lake excavation and a non-use variance to permit a proposed building to setback less than the required distance from the rear property line. The application was finally deferred indefinitely to allow the applicant time to meet with staff and the neighbors and to revise the plans.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **low density residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single-family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
AU; vacant	Residential, 2.5 to 6.0 dua
<u>Surrounding Properties:</u>	
NORTH: RU-1Z; single-family residences	Residential, 2.5 to 6.0 dua
SOUTH: RU-3M; vacant	Residential, 2.5 to 6.0 dua
EAST: AU; vacant	Residential, 2.5 to 6.0 dua
WEST: AU; vacant	Residential, 2.5 to 6.0 dua

The subject property is approximately 10 acres and is located in a rapidly developing area of southwest Miami-Dade County. The north side of North Kendall Drive and west of S.W. 157 Avenue has been approved for a mixture of residential housing types.

E. SITE AND BUILDINGS:

Site Plan Review:	
Scale/Utilization of Site:	Acceptable
Location of Buildings:	Acceptable
Compatibility:	Acceptable
Landscape Treatment:	Acceptable

Open Space:	Acceptable
Buffering:	Acceptable
Access:	Acceptable
Parking Layout/Circulation:	Acceptable
Visibility/Visual Screening:	Acceptable
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	Acceptable
Signage:	N/A
Urban Design:	N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

The Board shall hear an application for and grant or deny **special exceptions**; that is, those exceptions permitted by regulations only upon approval after public hearing, new uses and **unusual uses** which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.

Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of

the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	Objects
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	28 additional students

H. ANALYSIS:

This application, originally filed under public hearing Z99-328, was deferred from the meeting of June 18, 2002, to allow the applicant time to clarify comments from the Public Works Department and from Miami-Dade County Schools, and from the meeting of April 29, 2002, due to litigation regarding the appropriate standards to be applied to special exceptions, unusual uses, and non-use variances, and indefinitely from the meeting of November 9, 2000, to allow the applicant time to meet with staff and the neighbors and revise the plans. Subsequently, the applicant submitted revised plans under a new public hearing application, number Z01-235. The applicant originally sought a zone change from AU, Agricultural District, to RU-4L, Limited Apartment House District, a special exception to permit site plan approval for a multi-family residential development, an unusual use to permit a lake excavation and a non-use variance to permit a proposed building to setback less than the required distance from the rear property line.

The applicant submitted revised plans on September 17, 2001 and now seeks a zone change from AU, Agricultural District, to RU-TH, Townhouse District, and a special exception to permit site plan approval for a proposed townhouse development. The applicant is also requesting an unusual use to permit a lake excavation and a non-use variance to permit adjacent groups of private parking greater than 4 spaces, and separated by landscape elements. Staff notes that a recently enacted ordinance has deleted the requirement for a special exception for site plan approval in conjunction with a zone change. As such request #2 is no longer necessary and may be withdrawn. Additionally, the applicant has informed staff of the intention to file an application for an Administrative Site Plan Review (ASPR) for the excavation of the proposed lake, and will therefore, withdraw request #3. Request #4 is also to be withdrawn since the applicant will revise the plans to comply with the required parking space groupings for the proposed townhouse units.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department objects** to this application as it pertains to the fence along S.W. 56 Street, and indicates that same must setback from the safe sight distance triangle as per Section 33-11 of the Miami-Dade County Code. Additionally, said Department indicates that this application will generate **43 PM** daily peak hour vehicle trips, the Level of Service of which is at LOS "C" and "D". The proposed development will be bringing an additional 28 students to the area as per the **Miami-Dade County Public Schools (MDCPS)**.


The plans submitted indicate that the proposed residential development will be served by private drives surrounding a lake in the center, with groupings of 4, 5 and 6 townhouse units separated by green areas, with parking spaces in the front of each unit. The applicant has indicated that revised plans will be submitted showing all parking space groupings to be in accordance with zoning regulations. The rezoning of the property to RU-TH and the proposed townhouse development will provide additional housing for the residents of Miami-Dade County. The CDMP designates this property for low-density residential, which permits densities ranging from 2.5 to 6.0 dwelling units per acre (dua). Accordingly, the CDMP would permit a maximum of 60 residential units on the 10-acre subject site. Notwithstanding, staff notes that RU-TH zoning would permit a density of 8.5 dwelling units per net acre which is well above the maximum permitted by the CDMP. The proposed 60-unit townhouse development would be **consistent** with the CDMP subject to the Board's acceptance of a covenant limiting the density on the subject property to 6.0 dua, as indicated in the submitted plans. The proposed lake excavation is to be approved by the ASPR process and would provide fill for the property as well as an amenity for the residents. Staff is supportive of this application and is of the opinion that with the withdrawal of requests #2, #3 and #4, the remaining request for a zone change, with the proffered covenant, will be in keeping with the intent and purpose of the zoning, land use and subdivision regulations. As such, staff recommends approval of request #1, subject to the Board's acceptance of the proffered covenant, and withdrawal of the balance.

I. RECOMMENDATION:

Approval of request #1, subject to the Board's acceptance of the proffered covenant, and withdrawal of the balance.

J. CONDITIONS: None.

DATE INSPECTED: 03/18/02
DATE TYPED: 04/04/02
DATE REVISED: 04/23/02, 05/22/02, 06/06/02, 07/03/02, 07/09/02
DATE FINALIZED: 07/09/02
DO'QW:AJT:MTF:TLR


Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning



MEMORANDUM



TO: Diane O'Quinn-Williams, Director
Department of Planning and Zoning

DATE: March 5, 2002

RECEIVED
MAR 07 2002

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

F. Chellington

SUBJECT: C-11 #Z2001000235
William Calvert Tr.
SWC of SW 162nd Avenue & SW 56th Street
UU to Permit a Lake Excavation, S.E. for
Site Plan Approval, U.U. to Permit a Lake
Excavation and N.U.V. of Setback
Requirements
(GU)(5 Ac.)
29-54-39

FROM: Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Wellfield Protection:

The subject property is located within the West Wellfield interim protection area. The West Wellfield is located between SW 72nd Street and Coral Way along theoretical SW 172nd Avenue. The siting of this public water supply wellfield and companion wellfield protection program has been under extensive review by the West Wellfield Policy Advisory Committee (PAC) appointed by the County Manager. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance requires stringent wellfield protection measures that will restrict development within the wellfield protection area.

Since the subject request is for a residential zoning district a covenant prohibiting hazardous materials is not required; however, all development shall comply with the requirements of Section 24-12.1 of the Code.

Water and Sewer Service:

Public water and public sanitary sewers can be made available to this site and connection of any existing or proposed facilities will be required. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

The subject property is located within the Bird Drive Basin. Cut and fill criteria as well as drainage restrictions are in effect within this basin. The plans submitted along with the application comply with the aforesaid requirements. Therefore, DERM may approve the application. The applicant is advised that prior to the approval of additional development orders for this site, the property owner shall submit to the department a properly executed covenant running with the land in favor of Miami-Dade County securing the proposed lake and dry retention areas.

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

An Individual General Environmental Resource Permit from the South Florida Water Management District (SFWMD) will be required for the construction and operation of a surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Positive drainage systems and overland stormwater runoff into any proposed lake are not permitted. Therefore, DERM will require that an earthen berm with a top elevation of one foot above flood criteria be placed along any proposed lake in order to prevent overland discharge of stormwater runoff. A Class II permit would be required for the construction of a drainage system with an outfall to any proposed lake and into a canal.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:

The subject property is located in the Bird Drive Basin, which is a jurisdictional wetland area according to the Code. Therefore, a Class IV Permit and compliance with the North Trail/Bird Drive Everglades Basin Ordinance and plans for mitigation, tree island preservation and fill encroachment/stormwater management criteria will be required before any work can take place on the property. These criteria require on-site stormwater management and a mitigation contribution to fund off-site mitigation to compensate for wetland values lost as a result of the proposed project. However, if the property has had continuous agricultural activity since at least September 3, 1983, the Class IV Permit will not require the applicant to provide biological mitigation to Miami-Dade County for the wetland impacts. In addition, the lake slopes in the Bird Drive Everglades Basin are required to be no steeper than 4:1.

The property is also jurisdictional according to the regulations of the Army Corps of Engineers under SAJ-74. The applicant is advised to contact the Wetlands and Forest Resources Section of DERM at (305) 372-6585 for additional information concerning requirements pertaining to the Class IV and SAJ-74 permits.

In addition, the property may be jurisdictional according to the regulations of the State of Florida Department of Environmental Protection (561) 681-6600 and/or the South Florida Water Management District (1-800-432-2045). It is the applicant's responsibility to contact these agencies for their permitting requirements.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Greg Adkins, Planning Division-P&Z
Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: William Calvert, Tr.

This Department objects to this application.

Redesign lake slope adjacent to SW 162 Ave. and provide 1:7 slope as per Standard Detail R-20.6 of the Public Works Manual.

5 feet wide pathway required throughout development.

The property owner must dedicate 35 feet from fractional line for SW 162 Ave. and 40 feet for SW 56 St. (1/2 R/W).

Dedication of 25 foot radius corner at SW 56 St. and SW 162 Ave.

This land must be platted. The road improvements will be accomplished thru the recording of a plat.

Guardrail required along lake adjacent to SW 162 Ave. and driveways. Lake to be included with plat.

Sidewalk to continue in front of driveways.

Provide paved public access to this site.

The use of explosives in this area is strictly prohibited.

Please notify applicant that the subject property is located within two miles of a rock mining operation where blasting is permitted.


The near-by blasting site is Rinker Krome North located at 8800 SW 177 Ave.

The subject site is located approximately 8,000 feet from the near-by blasting site - Rinker Krome Quarry.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 73 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
9275	SW 56 St. w/o SW 147 Ave.	C	C
9664	SW 72 St. w/o SW 147 Ave.	E	E
9665	SW 72 St. w/o SW 152 Ave.	E	E

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.


Raul A. Pino, P.L.S.

Date JUN 02 2000

METRO-DADE FIRE RESCUE DEPARTMENT
ZONING COMMENTS

(REVISED)

C-11

C-11

Hearing Number: 01-235 Service Impact: ✓ Yes No

Location: SWC OF SW 162 AVE. & SW 56 ST.

Recommendation: No objection
No objection with condition(s) ✓
Denial

Condition: see below

Estimated number of alarms generated annually by application: 10

If there is an impact, below is the service availability:

Station District 37 Grid 1657 (DU/SF) COO Occupancy Type 2

Impact of additional calls on closest station: ☐ Minimal Impact.

☒ Moderate Impact. Planned station(s) will mitigate impact.

Planned Service to Mitigate:

Service	Location	Year To be Completed
<u>INT'L GARDENS #61</u>	<u>SW 8 ST. & SW 127 AVE.</u>	<u>2003</u>
<u>TRAIL #64</u>	<u>SW 10 ST. & SW 152 AVE.</u>	

ACCESS:

Description of Concern(s):

- ☒ Fire Engineering & Water Supply Bureau site plan review and approval required.
- ☐ Gates must have a minimum width of 15 feet and must include a lock box containing a switch or lever to activate the gate for Fire Department use, or manned 24-hour guard house.
- ☒ Access lanes are to be a minimum of 20 feet wide with a vertical clearance of 14 feet.
- ☒ A minimum outside turning radius of 58 feet, and a minimum inside turning radius of 36 feet is required.

OTHER CONCERN(S):

Reviewed by: Carlos Heredia

Phone: (786) 331-4544

Date: October 15, 2001

Revised 8/20/01



Miami-Dade County Public Schools

giving our students the world

*District Director
Ana Rijo-Conde*

*Miami-Dade County School Board
Perla Tabares Hantman, Chair
Dr. Michael M. Krop, Vice Chair
Frank J. Bolaños
Frank J. Cabo
Dr. Robert B. Ingram
Betsy H. Kaplan
Manty Sabatés Morse
Dr. Marta Pérez
Dr. Solomon C. Stinson*

April 24, 2002

Ms. Ruth Ellis Myers, Acting Supervisor
Miami-Dade County
Department of Zoning Evaluation
111 N.W. 1 Street, Suite 1110
Miami, Florida 33128

*Superintendent
of Schools
Merrett R. Stierheim*

**Re: William Calvert, Trustee-Application No. 99-328
Southwest corner of SW 56 Street and SW 162 Avenue**

RECEIVED
APR 24 2002

Dear Ms. Myers:

DADE CO. BLDG. & ZONING DEPT.
ZONING EVALUATION SECTION

Please accept this letter as an expression of concern from the Miami-Dade County Public Schools (School District), over the impact of the above referenced development on the School District's public schools. Based on current attendance boundaries, the proposed development would be served by Bowman F. Ashe Elementary, Howard A. Doolin Middle, Felix Varela Senior High and Miami Sunset Senior High (see attached). **All of the impacted schools are over capacity, based on the data provided by the Office of Information Technology.** Please see attached analysis.

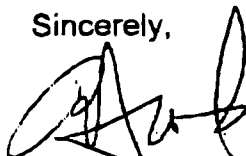
Please note that both a middle school (S/S "VV1" -Lamar Louise Curry Middle) and a high school (S/S "PPP"-John A. Ferguson Senior) are under construction at SW 47th Street and S.W. 157th Avenue and at SW 56th Street and SW 162nd Avenue, respectively; the anticipated completion dates for same are Fall of 2003 and Fall of 2004, respectively. Although it is possible that these schools will serve all or a portion of this general area, the attendance boundaries have not yet been established; as such, assurances cannot be provided by the School District that the proposed schools will help to alleviate the impacts of the proposed development.

In accordance with established School Board policy, this letter should not be construed as commentary on the merits of the pending zoning application. Rather, it is an attempt to provide relevant information to the Community Council on the public schools that will likely serve the proposed development.

Ms. Ruth Ellis Myers
April 24, 2002
Page Two

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patricia Good', with a large, stylized initial 'P' and 'G'.

Patricia Good
Coordinator III

PG:am
G-3651
Attachment

cc: Ms. Suzanne Marshall
Mr. Delio G. Diaz
Ms. Ana Rijo-Conde

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 99-328, William Calvert, Trustee

REQUEST: Zone change from GU to RU-TH

ACRES: 10 acres

LOCATION: Southwest corner of SW 56 Street and SW 162 Avenue

UNITS: 60 townhouse units

**ESTIMATED
STUDENT
POPULATION:** 28 students

ELEMENTARY: 15

MIDDLE: 7

SENIOR: 6

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Bowman Foster Ashe Elementary -6601 SW 152 Avenue

MIDDLE: Howard A. Doolin Middle - 6400 SW 152 Avenue

SENIOR HIGH: Felix Varela Sr. (Grades 9-11) - 15255 SW 96 Street
Miami Sunset Sr. (Grade 12) - 13125 SW 72 Street

The following population and facility capacity data are as reported by the Office of Information Technology, as of March 23, 2002:

	STUDENT POPULATION	PERMANENT UTILIZATION	UTILIZATION FISH DESIGN CAPACITY	UTILIZATION PERMANENT AND RELOCATABLE PROGRAM CAPACITY
		(1)	(2)	(3)
Bowman F Ashe Elem.	1222	110%	94%	92%
Howard A. Doolin Mld.	2034	168%	141%	131%
Felix Varela Sr.	3524	144%	N/A	138%
Miami Sunset Sr.	3548	132%	89%	94%

1) Ratio of total students to permanent student stations

2) Ratio of total students to permanent and relocatable (portables) student stations

3) Ratio of total students to permanent and relocatable (portables) student stations after programmatic changes

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2001:

Bowman F. Ashe Elementary:

Access to computers:

In each classroom, in special computer labs and media center

Capital Improvements since 1990:

None

Recognition for Academic Achievement:

Silver Award for Notable School Performance

Special Programs:

Before and After-school care and Enrichment classes

Lunch schedule:

Begins at 10:15 a.m.

Non-instructional space utilized for instructional purposes:

None

Teachers required to float/travel:

Spanish S/SL

Howard A. Doolin Middle:

Access to computers:

In each classroom, special
computer labs and media center

Capital Improvements since 1990:

None

Recognition for Academic Achievement:

None

Special Programs:

After-school care

Lunch schedule:

Begins at 11:30 a.m.

Non-instructional space utilized for
instructional purposes:

Auditorium and Media Center

Teachers required to float/travel:

ESOL, Mathematics, and Fine
Arts**Felix Varela Senior High:**

Access to computers:

In each classroom, in special
computer labs and in the Media
Center

Capital Improvements since 1990:

None

Recognition for Academic Achievement:

None

Special Programs:

Vocational classes

Lunch schedule:

Begins at 10:40 a.m.

Non-instructional space utilized for
instructional purposes:Auditorium, Cafeteria, and
Storage rooms

Teachers required to float/travel:

Foreign Language, English, Math,
ESOL, Social Studies and
Science

Miami Sunset Senior High:

Access to computers:	In each classroom, in special computer labs and in the Media Center
Capital Improvements since 1990:	None
Recognition for Academic Achievement:	Top 100 schools based on AP test scores
Special Programs:	Magnet programs
Lunch schedule:	Begins at 10:35 a.m.
Non-instructional space utilized for instructional purposes:	Auditorium, Library, Book rooms, Teachers dining room, Office
Teachers required to float/travel:	None

PLANNED RELIEF SCHOOLS IN THE AREA (information as of March 2002):

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
Lamar L. Curry Middle	Design	Fall/2003
John A. Ferguson Sr.	Design	Fall/2004

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$163,324.

CAPITAL COSTS: Based on the 1994-95 Educational Facilities Impact Fee Study, construction costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	15 x \$ 11,790	= \$ 176,850
MIDDLE	7 x \$ 12,232	= \$ 85,624
SENIOR	6 x \$ 18,619	= \$ 111,714

Total Potential Capital Cost	\$ 374,188
------------------------------	------------

The School Board's estimated capital costs are based upon the actual costs of land acquisition, land development and construction of elementary, middle or senior high school facilities. Such costs do not include furniture, fixtures or equipment, buses or other capital costs.

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity]

CORPORATION NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

William P. Calvert, Trustee

TRUST NAME

NAME AND ADDRESS

Percentage of Interest

William P. Calvert, Trustee *

66 1/3

Stephen H. Siegel *

16 2/3

Ilene Eber *

16 2/3

* c/o Robert Eber, Esquire

10761 S.W. 104th Street

Miami, Florida 33176

If the property which is the subject of the application is owned or l. by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of partnership, including general and limited partners. [Note: where partner(s) consist of another partnership(s), corporation(s) trust(s) other similar entities, further disclosure shall be required wh. discloses the identity of the individual(s) (natural persons) having t. ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME AND ADDRESS

Percentage of Ownership

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

G.P. Investments, Inc.
NAME

NAME, ADDRESS, AND OFFICE (if applicable)

Percentage of Interest

Guillermo Perez, president

100%

12879 SW 61 TERR


Date of contract: July 8th 1999

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.


The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: 
(Applicant) William P. Calvert

worn to and subscribed before me,
his 11th day of August, 1999

(SEAL)




otary Public, State of ~~Florida~~ at Large
Colorado
y Commission Expires: 9.20.2000

Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

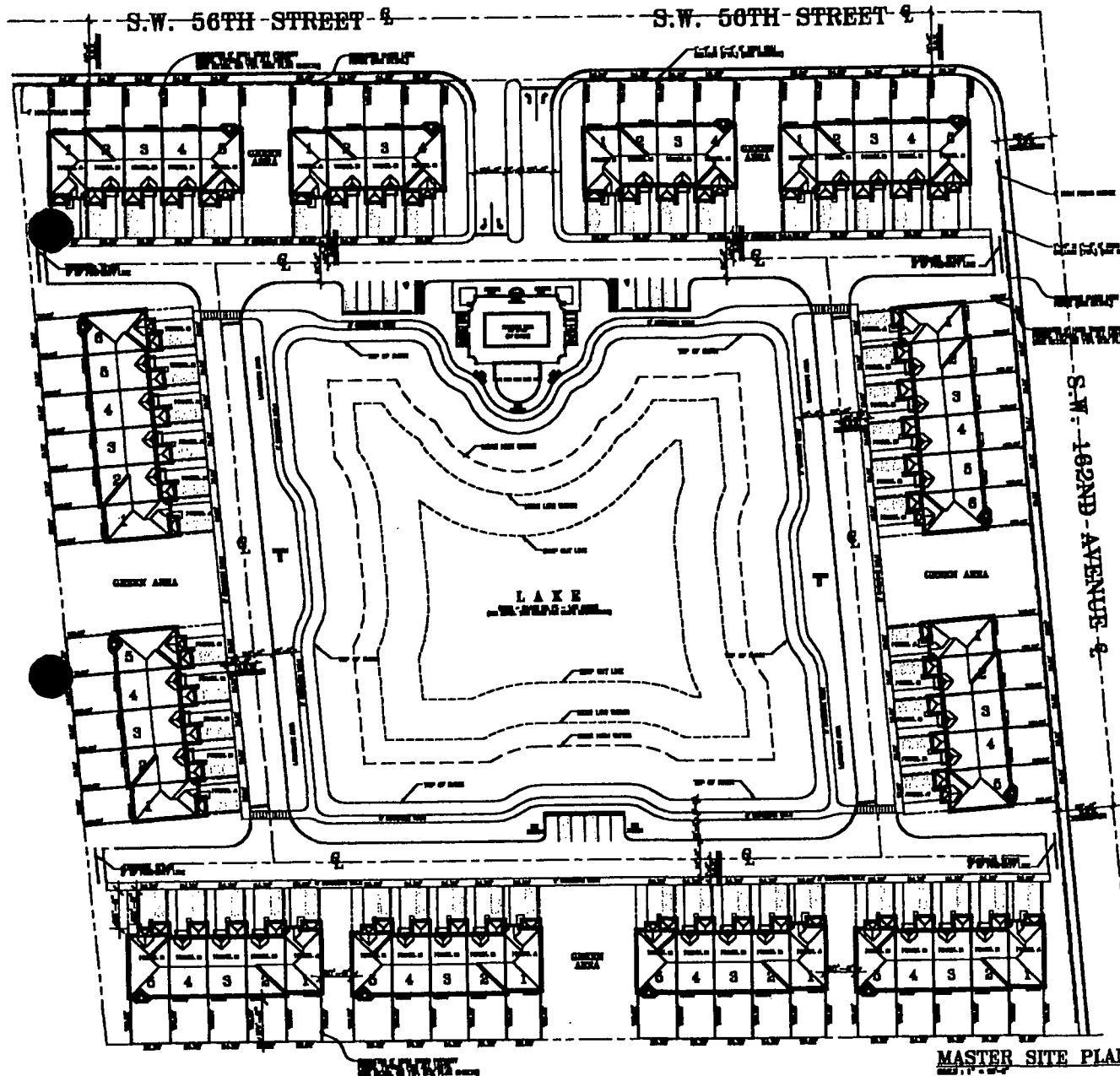
RECEIVED
201-235
SEP 17 2001

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY

LS

27

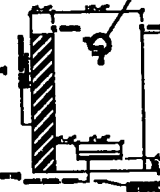
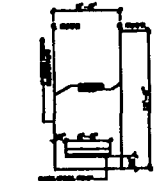


MASTER SITE PLAN

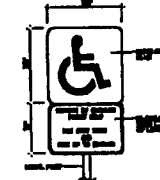
SITE CALCULATIONS

ITEM	DESCRIPTION	UNIT	AMOUNT
1	TOTAL LOT AREA	SQ. FT.	1,100,000
2	TOTAL LOT AREA	SQ. FT.	1,100,000
3	TOTAL LOT AREA	SQ. FT.	1,100,000
4	TOTAL LOT AREA	SQ. FT.	1,100,000
5	TOTAL LOT AREA	SQ. FT.	1,100,000
6	TOTAL LOT AREA	SQ. FT.	1,100,000
7	TOTAL LOT AREA	SQ. FT.	1,100,000
8	TOTAL LOT AREA	SQ. FT.	1,100,000
9	TOTAL LOT AREA	SQ. FT.	1,100,000
10	TOTAL LOT AREA	SQ. FT.	1,100,000
11	TOTAL LOT AREA	SQ. FT.	1,100,000
12	TOTAL LOT AREA	SQ. FT.	1,100,000
13	TOTAL LOT AREA	SQ. FT.	1,100,000
14	TOTAL LOT AREA	SQ. FT.	1,100,000
15	TOTAL LOT AREA	SQ. FT.	1,100,000
16	TOTAL LOT AREA	SQ. FT.	1,100,000
17	TOTAL LOT AREA	SQ. FT.	1,100,000
18	TOTAL LOT AREA	SQ. FT.	1,100,000
19	TOTAL LOT AREA	SQ. FT.	1,100,000
20	TOTAL LOT AREA	SQ. FT.	1,100,000

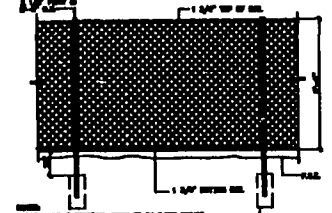
CAD STUDIO
ARCHITECTURE INC.
1111 S.W. 15TH AVE., SUITE 100
MIAMI, FL 33135
TEL: 305.555.1111
FAX: 305.555.1111



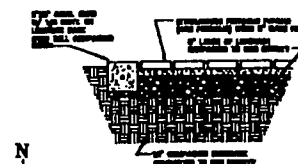
TYPICAL PLANNING DETAIL



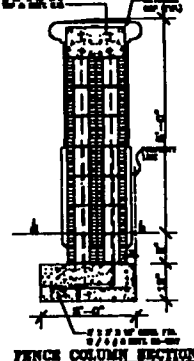
HANDICAPPED STORAGE DETAIL



CHAIN LINK FENCE DETAIL



DRIVEWAY INTERLOCKING PAVER DETAIL



FENCE COLUMN SECTION

NOTE:
FOR TYPICAL UNIT INFORMATION,
SEE SHEETS A-1A, A-1B, & A-1C



COUNTRYSIDE VILLAS

WILLIAM F. CANNON
ARCHITECT
1111 S.W. 15TH AVE., SUITE 100
MIAMI, FL 33135
TEL: 305.555.1111
FAX: 305.555.1111

DATE: 11/10/00
DRAWN: MS
CHECKED: AS
PROJECT NO.:
SHEET NO.:
A-1

30

BY

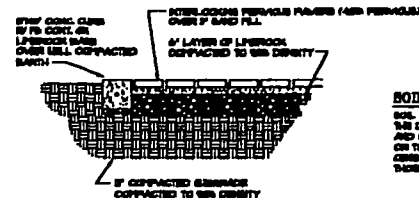
LS



GLITTER NOISE:
FATAL GLITTER TO RETAIN INTER FLIGHT ON
PERSONAL LOVE (PLEASE SEE ARCHITECTURAL
FLOOR PLAN)

- DOOR HOUTEN**

- [illegible]



INTERLOCKING PAYER DETAIL

SOIL STATEMENT

BOE. AT THIS SITE IS BUILT A HOUSE ADJACENT TO SUPPORT THE GRAIN LOAD OF SAND PIER. AFTER EXCAVATION SANDS AND GRAVEL LITTER WILL BE SUBMITTED BY THE ARCHITECT ON THE DRAWING ATTENDING THAT THE SITE HAS BEEN COMPLETED AND THE POLLUTION CONDITIONS ARE SIMILAR TO THOSE FROM MARCH THIS GRAIN IS BUILT ON.

**COUNTRYSIDE VILLAS
MODEL C**

INDEXES FOR :

44-38861-1000
JAN 27 1964
F. C. C. 1000

project no.	_____
date	_____
drawn	_____
checked	_____
approved	_____
signature	_____
name	_____
title	_____
company	_____

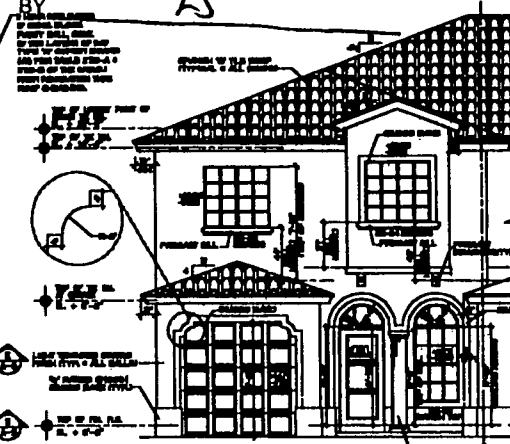
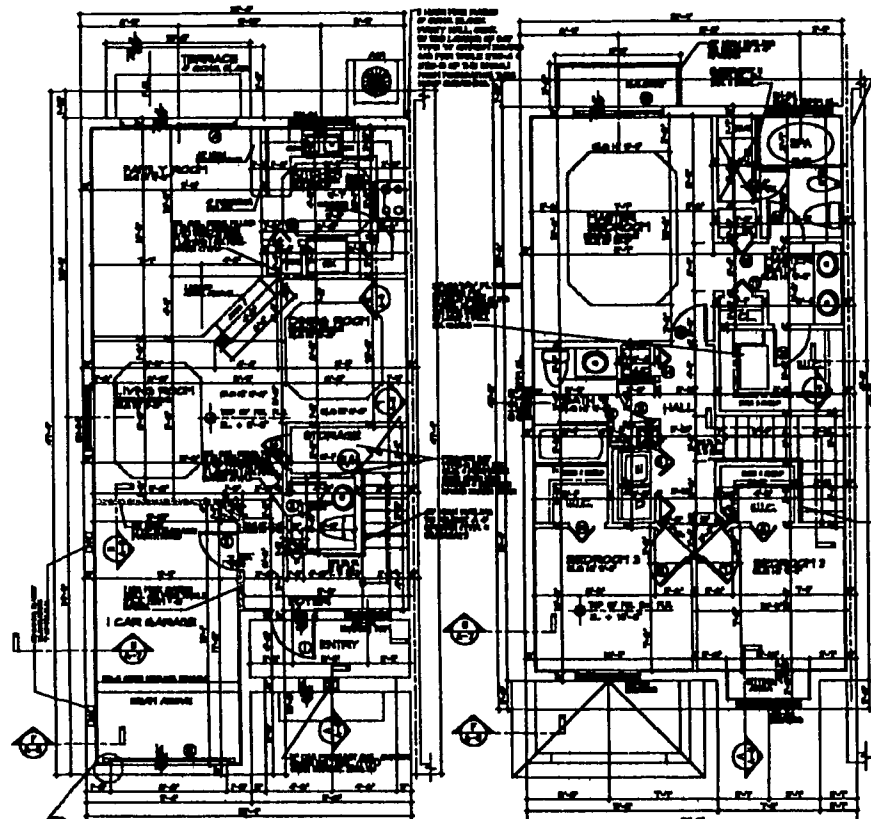
about no.
A-1C
1 of 2

RECEIVED
ZUL-235
SEP 17 2001

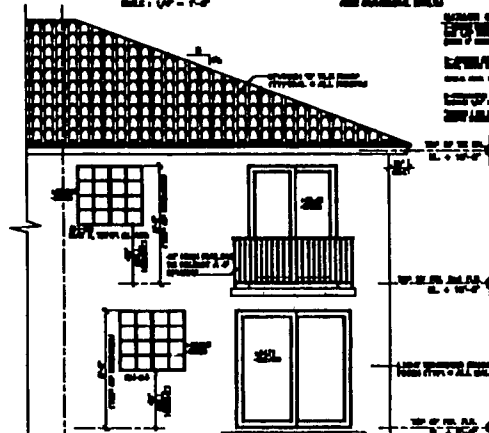
31

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY **LS**



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"

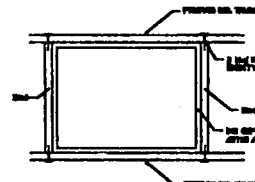
FINISH MATERIAL DESCRIPTION
WALLS: 3/4" PLASTER OVER STUDS
CEILING: 5/8" PLASTER OVER STUDS
FLOOR: 1" POLISHED CONCRETE
PAINT: ALL INTERIOR SURFACES

NOTE: ALL FINISHES SHOWN TO COMPLY WITH THE
AS SHOWN HEREON OR AS SHOWN OTHERWISE
THE FINISHES SHOWN ARE THE FINISHES TO BE
USED IN THE CONSTRUCTION OF THE PROJECT
AND NOT THE FINISHES TO BE USED IN THE
CONSTRUCTION OF THE PROJECT.

NOTE: THE FINISHES OF THE PROJECT ARE TO BE
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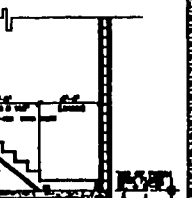
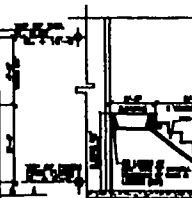
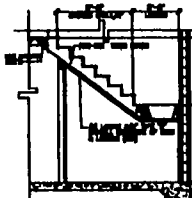
ATTIC ACCESS DETAIL
SCALE: 1/8" = 1'-0"

GROUND FLOOR
SCALE: 1/8" = 1'-0"

SECOND FLOOR
SCALE: 1/8" = 1'-0"

MODEL A
FLOOR PLAN
SCALE: 1/8" = 1'-0"

GARAGE DOOR
JAMB DETAIL
SCALE: 1/8" = 1'-0"



ROOM FINISH SCHEDULE									
ROOM	FLOOR	WALLS	CEILING	DOOR	TYPE	FINISH	REMARKS	DATE	BY
Living Room	1st	Plaster	Plaster	Plaster	Plaster	Plaster			
Dining Room	1st	Plaster	Plaster	Plaster	Plaster	Plaster			
Kitchen	1st	Plaster	Plaster	Plaster	Plaster	Plaster			
Bathroom	1st	Plaster	Plaster	Plaster	Plaster	Plaster			
Bedroom	1st	Plaster	Plaster	Plaster	Plaster	Plaster			
Bedroom	1st	Plaster	Plaster	Plaster	Plaster	Plaster			
Hallway	1st	Plaster	Plaster	Plaster	Plaster	Plaster			
Garage	1st	Plaster	Plaster	Plaster	Plaster	Plaster			
Staircase	1st	Plaster	Plaster	Plaster	Plaster	Plaster			
Attic	2nd	Plaster	Plaster	Plaster	Plaster	Plaster			

DOOR SCHEDULE									
NO.	LOCATION	TYPE	FINISH	REMARKS	DATE	BY	DATE	BY	REMARKS
1	Living Room	Plaster	Plaster						
2	Dining Room	Plaster	Plaster						
3	Kitchen	Plaster	Plaster						
4	Bathroom	Plaster	Plaster						
5	Bedroom	Plaster	Plaster						
6	Bedroom	Plaster	Plaster						
7	Hallway	Plaster	Plaster						
8	Garage	Plaster	Plaster						
9	Staircase	Plaster	Plaster						
10	Attic	Plaster	Plaster						

CAD STUDIO
ARCHITECTURE, INC.
ARCHITECTS



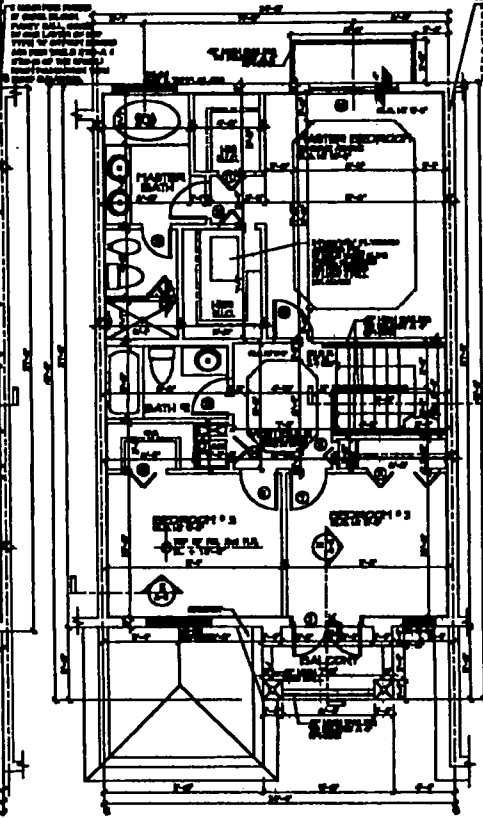
COUNTRYSIDE VILLAS
MODEL A

OWNER:
WILLIAM P. GARDNER
AND A. J. GARDNER
ATTN: GARDNER & SONS
1000 S.W. 10TH AVE.
MIAMI, FL 33135

DATE: 1/10/01
DRAWN: [Signature]
CHECKED: [Signature]
PROJECT NO.: [Blank]
SHEET NO.: A-2
2 OF 2

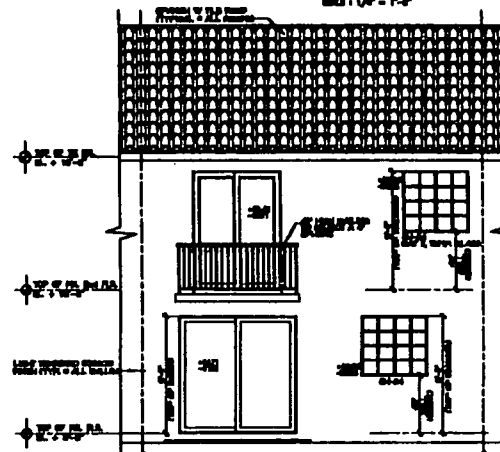
32

BY



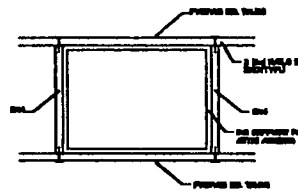
GROUND FLOOR

SECOND FLOOR



FRONT ELEVATION

REAR ELEVATION



ATTIC ACCESS DETAIL

FIRE RATING DISCREPANCY :
ONLY 27-2, ITEM 48(177)
 1" x 4" WOOD GLASS IS 1" x 4" GL. 1/2" WOOD GLASS
 1" x 4" WOOD GLASS IS 1" x 4" GL. 1/2" WOOD GLASS
 1" x 4" WOOD GLASS IS 1" x 4" GL. 1/2" WOOD GLASS

[illegible]

NOTE - SUBJECT CLAIMED BROWN LEADS SMALL, BUT CLAIMED TO
RECOGNIZE MAN OPEN TWO GUNNERS' STORES THE CLAIM
AS PER 1974 IN

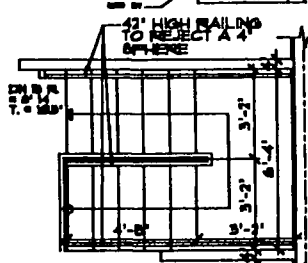
SUBJECT AND BROWN BROWN LEADS SMALL, BUT CLAIMED TO
RECOGNIZE THE OFFICER OF THE LATTER (BROWN) FROM THE
CLIPPING IN AN INTERVIEW. AS PER 1974 IN

NOTE

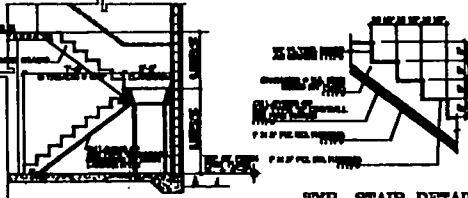
NOTE :
 OBL TO BE TYPED TYPED
 AN PER SECTION 201.2.8



GARAGE DOOR JAMB DETAIL



PLAN VIEW OF STAIRS



STAIR SECTION

TYP. STAIR DETAIL

MODEL B
FLOOR PLAN

[illegible]

DOOR SCHEDULE									
NO.	LOCATION	HEIGHT	WIDTH	TYPE	MAT'L	FINISH	TOP/HEAD	SWING	REMARKS
1	ENTRY	8'-0"	3'-0"	GLASS DOOR	STEEL	PAINTED	ALUM.		REMARKS: HURRY TO
2	OFFICE	7'-0"	2'-0"	GLASS DOOR	STEEL	PAINTED	ALUM.		REMARKS: HURRY TO
3	OFFICE	7'-0"	2'-0"	GLASS DOOR	STEEL	PAINTED	ALUM.		
4	OFFICE	7'-0"	2'-0"	GLASS DOOR	STEEL	PAINTED	ALUM.		
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99	OFFICE	7'-0"	2'-0"	GLASS DOOR	STEEL	PAINTED	ALUM.		
100	OFFICE	7'-0"	2'-0"	GLASS DOOR	STEEL	PAINTED	ALUM.		

ALL CLAIMS AND DAMAGES SHALL BE PAID FROM AN ADJUSTMENT AMOUNT (TYP)

**CAD STUDIO
ARCHITECTURE, INC.**



COUNTRYSIDE VILLAS MODEL B

RECOMMENDED FOR YOU :

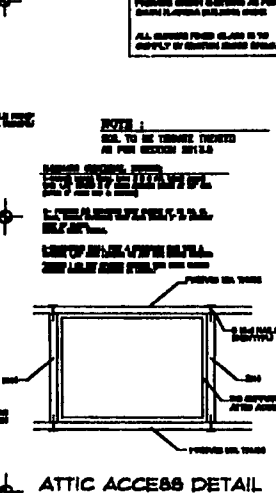
OFFICE
 WILLIAM P. CANNON
 400 S.W. 10TH AVE.
 MIAMI, FL. 33134
 (305) 344-0000

DESCRIPTION 10/26/79 PAGE 0109

about no.
A-3
2 of 2

33

BY LS



2011.04.14

2011年11月

[illegible][illegible]

1	PAUL, RICHARD	12-27	7-2	6-2	1-20	HILLMAN DRIVE	BRND	PAINTED	11-2	11-2
2	REYNOLDS, M	12-27	7-2	6-2	1-20	HILLMAN DRIVE	BRND	PAINTED	11-2	11-2
3	REYNOLDS, J. G.	12-27	7-2	6-2	1-20	25-40 S	BRND	PAINTED	11-2	11-2
4	ROBERTS	12-27	7-2	6-2	1-20	25-40 S	BRND	PAINTED	11-2	11-2

4 of 8

A-2

sheet 2

date	4/10/68	explosives
insured		
drawn	CRY	
checked	AS	

COPIES

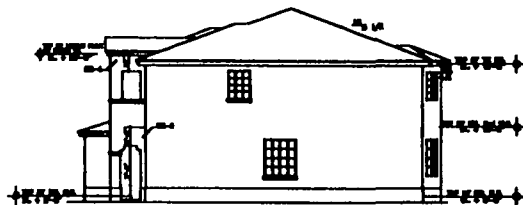
WILLIAM P. CANNERT
400 N.W. 107TH AVE.
SUITE 408
MIAMI 408

REVISED
201-235
SEP 17 2001

34

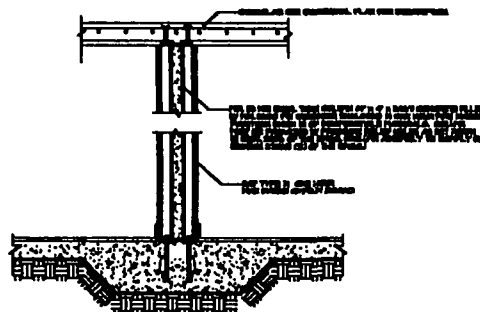
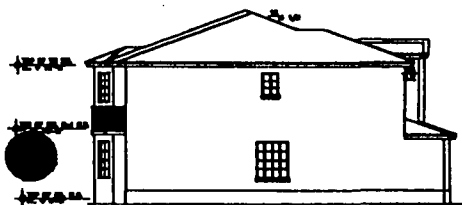
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY CS

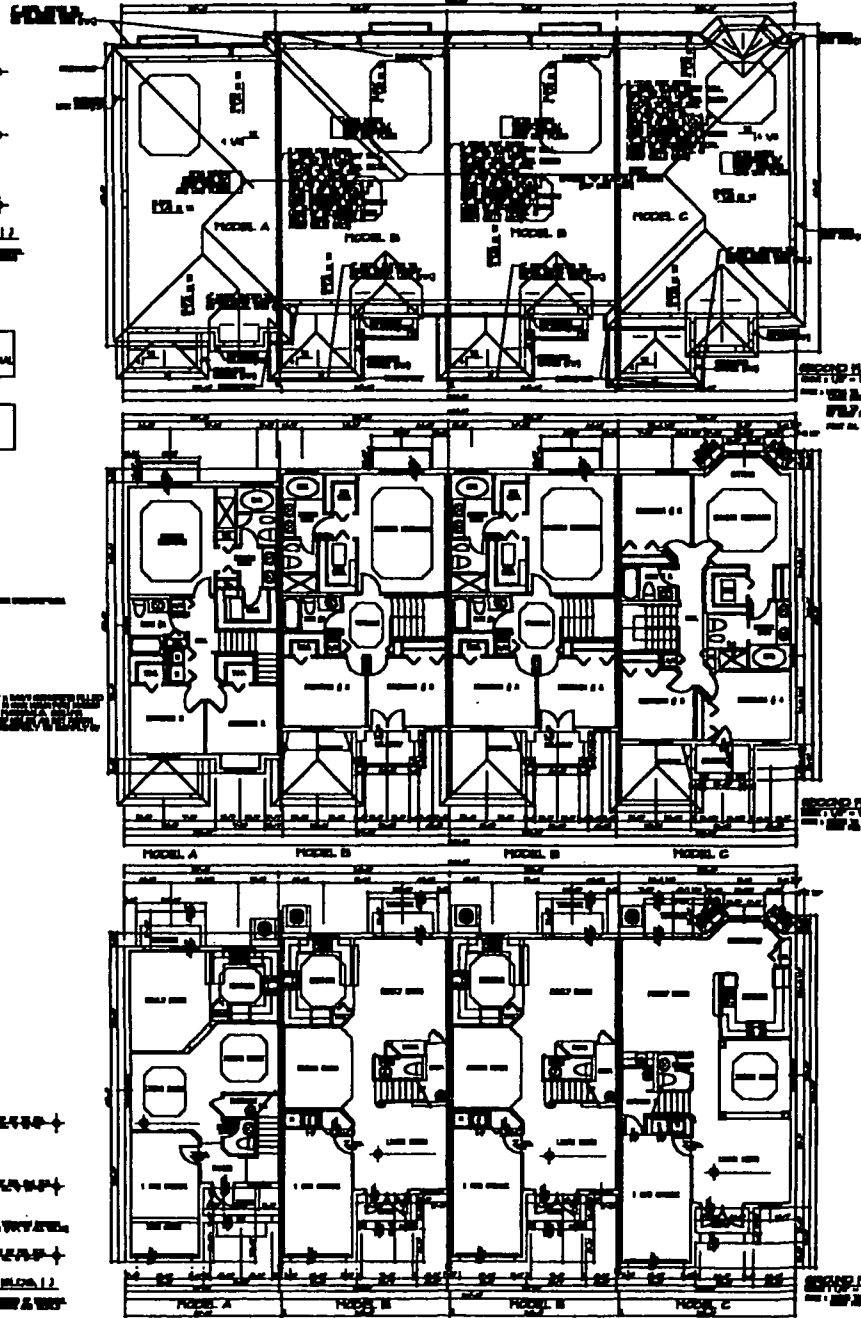
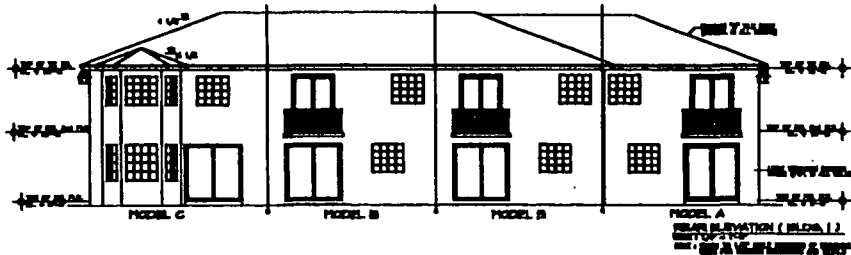


FLAT ROOF
FLOOR CEILING TO BE SAME AS FLOOR ROOF
NO OTHER LOTS PLEASE SEE BY ARCHITECTURAL
FLOOR PLAN

FLAT ROOF
FLOOR CEILING TO BE SAME AS FLOOR ROOF
NO OTHER LOTS PLEASE SEE BY ARCHITECTURAL
FLOOR PLAN



FLAT ROOF
FLOOR CEILING TO BE SAME AS FLOOR ROOF
NO OTHER LOTS PLEASE SEE BY ARCHITECTURAL
FLOOR PLAN



CAD STUDIO
ARCHITECTURE, INC.
11111 N. W. 11th Ave., Suite 100
Miami, FL 33150



COUNTRYSIDE VILLAS
BUILDING TYPE I

DATE: 9/17/01
DRAWN BY: CS
CHECKED BY: CS
APPROVED BY: CS
PROJECT NO.: 201-235

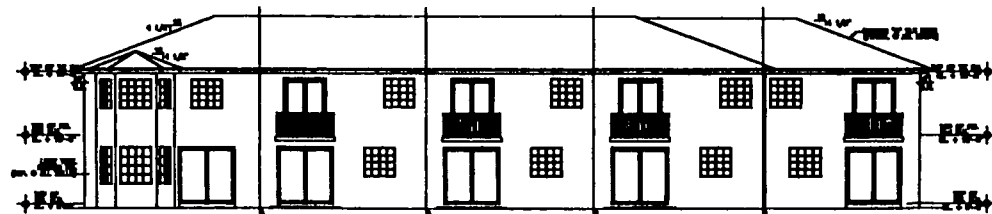
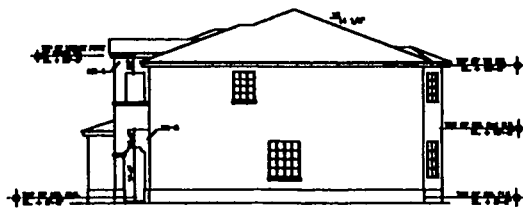
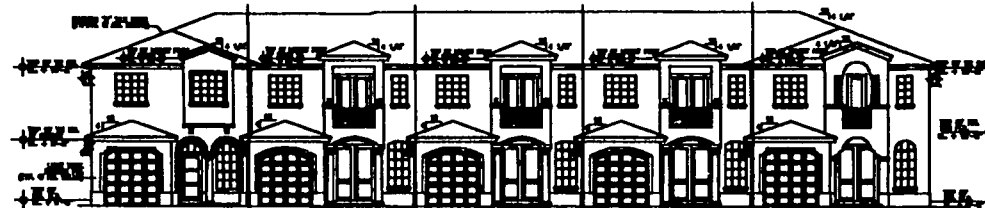
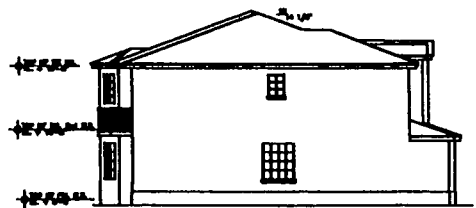
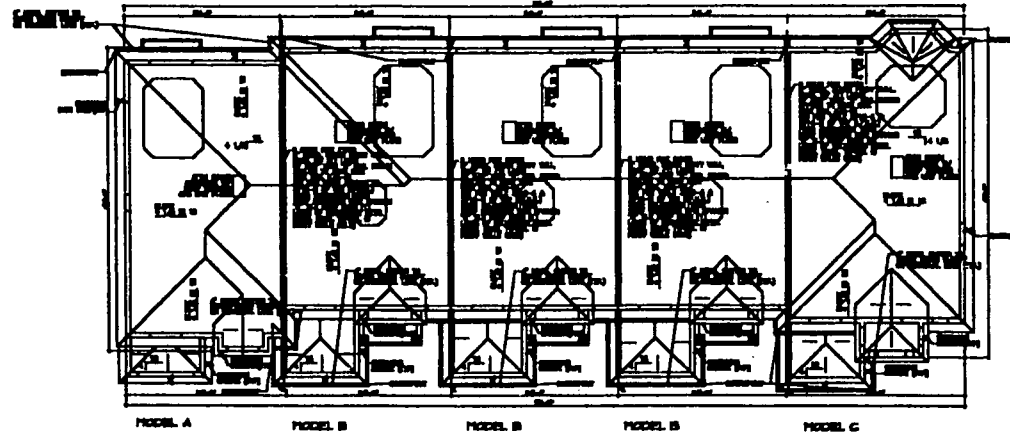
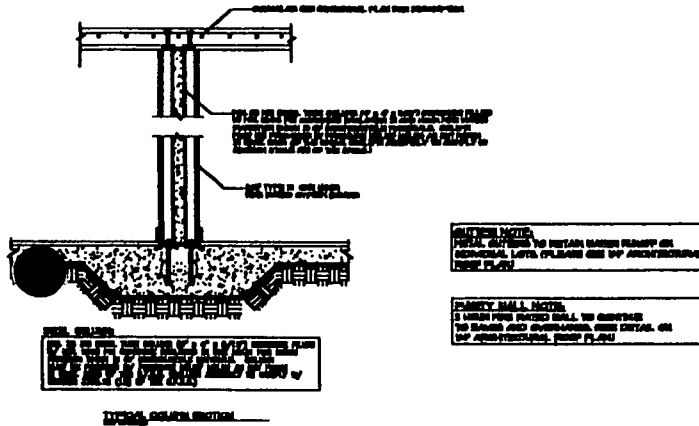
A-5

RECEIVED
Zol-235
SEP 17 2001

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY LS

36



CAD STUDIO
ARCHITECTURE, INC.



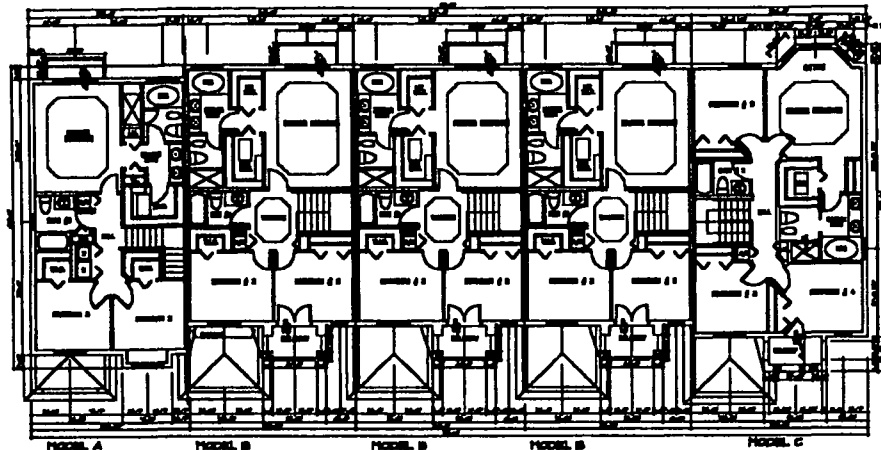
COUNTRYSIDE VILLAS
BUILDING TYPE II

DATE: 09/17/01
DRAWN BY: CAD STUDIO
CHECKED BY: CAD STUDIO
APPROVED BY: CAD STUDIO

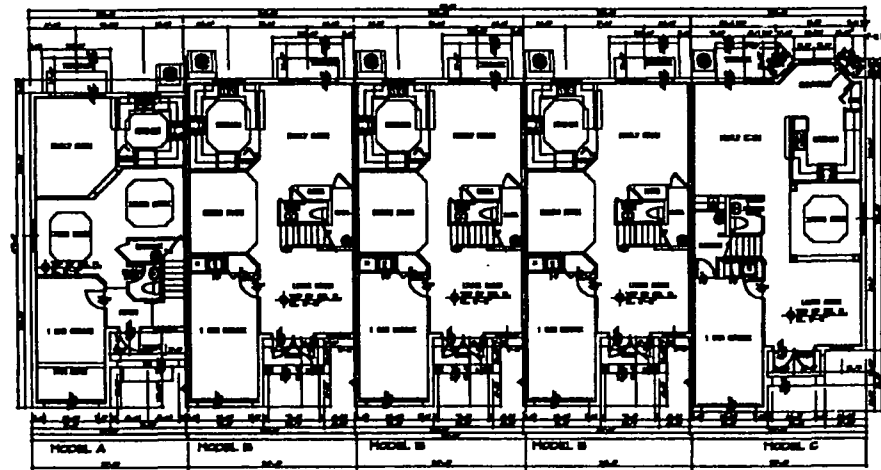
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EVI-235
SEP 17 2001

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY LS



SECOND FLOOR PLAN (BUILDING TYPE II)
SEE A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z



SECOND FLOOR PLAN (BUILDING TYPE II)
SEE A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z

CAD STUDIO
ARCHITECTURE, INC.



COUNTRYSIDE VILLAS
BUILDING TYPE II

DATE: 09/17/01

PROJECT: COUNTRYSIDE VILLAS

DATE: 09/17/01

PROJECT: COUNTRYSIDE VILLAS

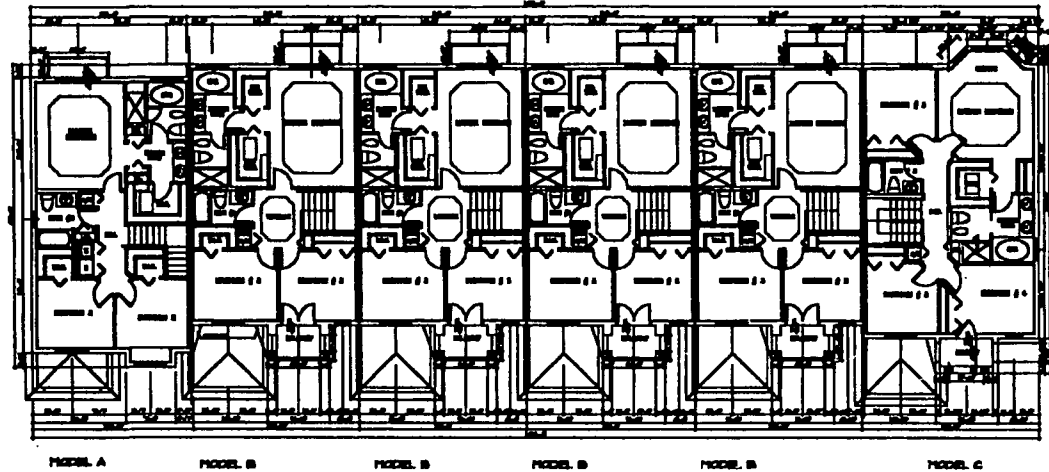
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RECEIVED
201-235
SEP 17 2001

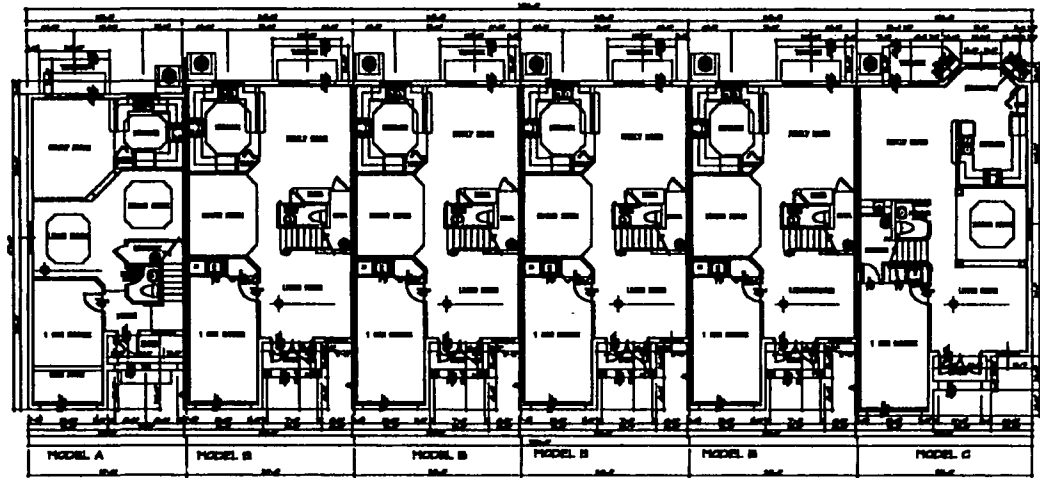
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY LS

37



SECOND FLOOR PLAN (SHEET II)
REV. 10/97
BY: J. MCCLIMM & ASSOC.



GROUND FLOOR PLAN (SHEET II)
REV. 10/97
BY: J. MCCLIMM & ASSOC.



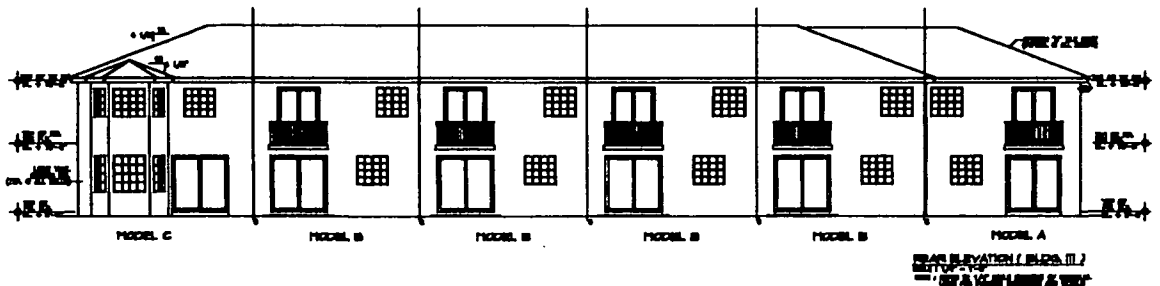
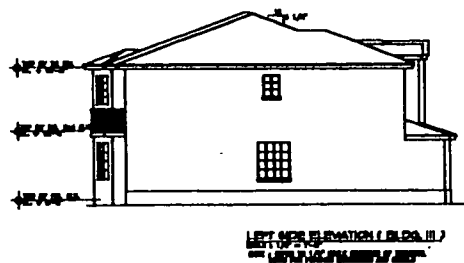
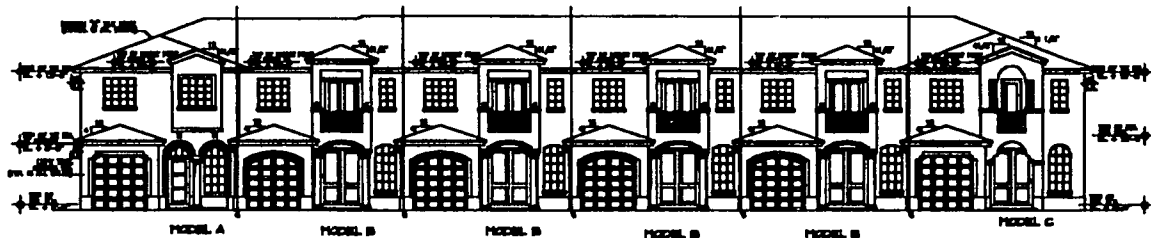
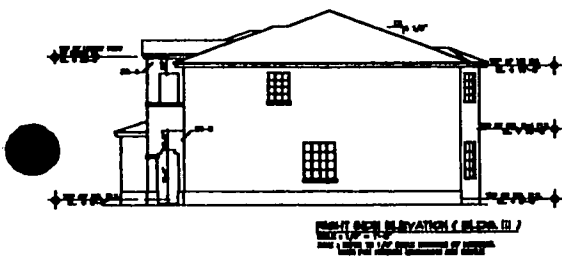
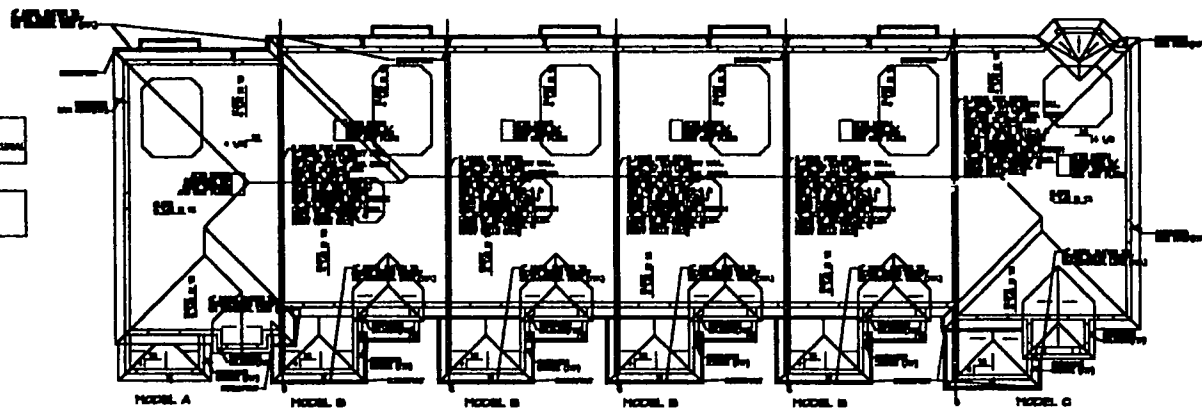
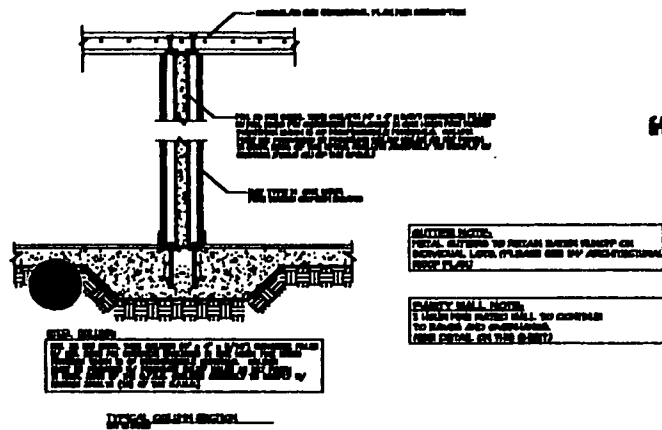
CAD STUDIO
ARCHITECTURE, INC.
COUNTRYSIDE VILLAS
BUILDING TYPE III

DATE: 10/97
DRAWN: J. MCCLIMM
CHECKED: J. MCCLIMM
PROJECT NO.:
SHEET NO.:
A-B
J. MCCLIMM & ASSOC.

RECEIVED
201-235
SEP 17 2001

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY LS



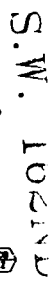
CAD STUDIO
ARCHITECTURE, INC.
MIAMI, FL 33134

COUNTRYSIDE VILLAS
BUILDING TYPE III

DATE: 11/11/01
DRAWN BY: J. L. LEE
CHECKED BY: J. L. LEE
PROJECT NO.: A-9
SHEET NO.: 1 OF 1

39

S.W. 56TH STREET



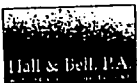
MIAMI, FLORIDA



5 10 20 40

SCALE: 1"=20'-0"

SHEET L-1
DATE: JULY 26, 2001

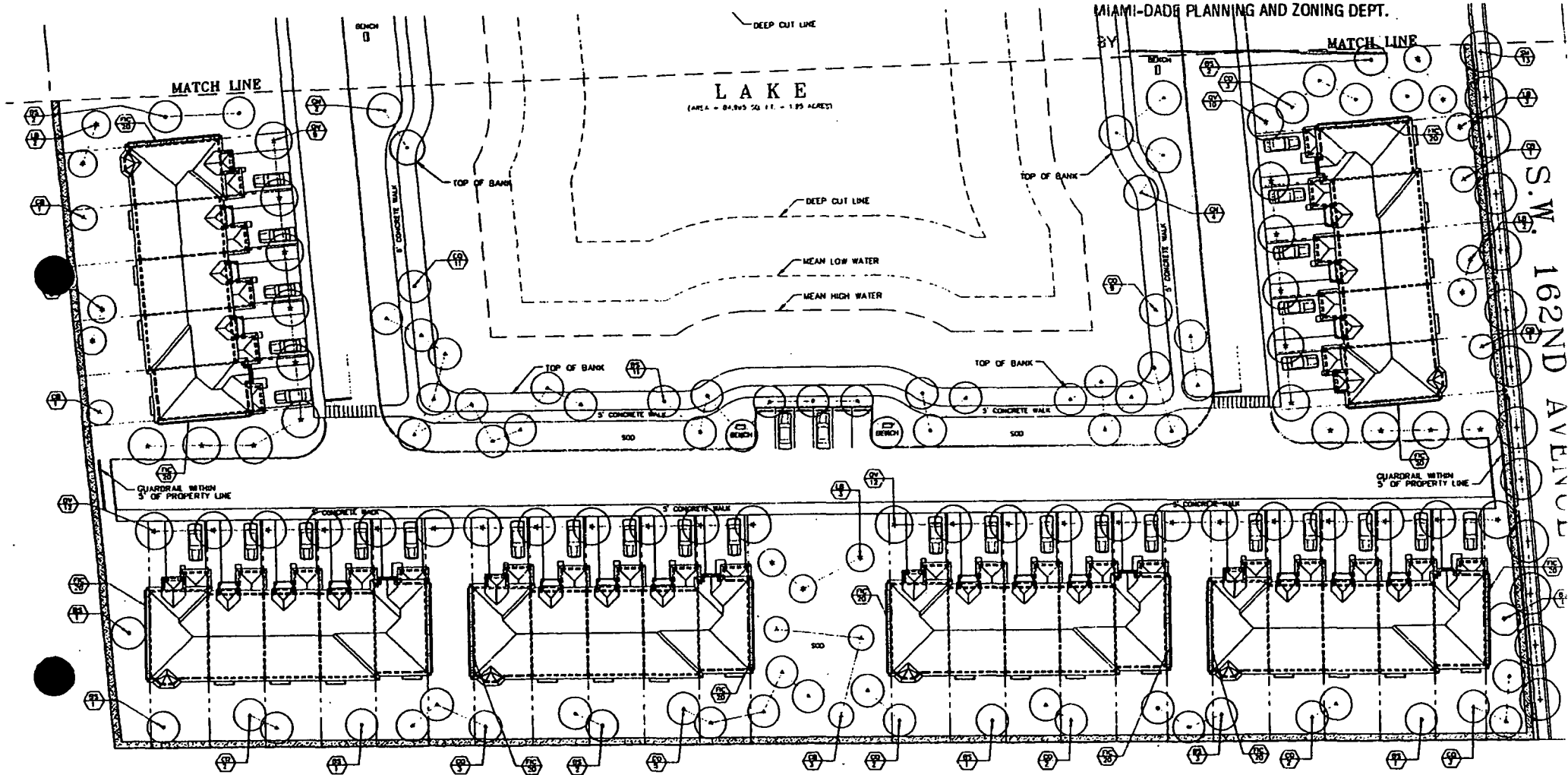


7120 SW 57th AVENUE SUITE C
MIAMI, FL 33143
(305) 663-6077
(305) 663-6763

RECEIVED
201-235
SEP 17 2001

04

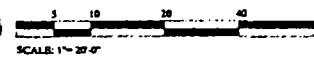
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.



COUNTRYSIDE VILLAS

LAYOUT PLAN

MIAMI, FLORIDA



SHEET L-2
DATE: JULY 16, 2001

Hall & Bell, P.A.
7220 S.W. 57th AVENUE SUITE G
MIAMI, FL 33143
(305) 663-5077
(305) 663-6743

RECEIVED
201-235
SEP 17 2001

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY LS

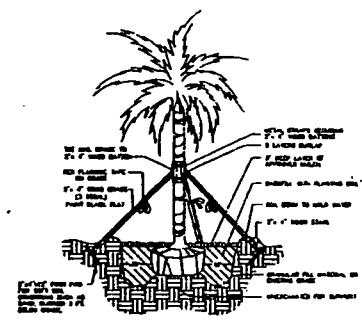
LANDSCAPE LEXICON

NET TOTAL AREA: 100,000 SQ. FT.

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	REMOVE EXISTING ASPHALT DRIVEWAY 20' X 40' LOCATED ON THE PLAN	1	AREA	120.00	120.00
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20	REMOVE EXISTING ASPHALT DRIVEWAY 20' X 40' LOCATED ON THE PLAN	1	AREA	120.00	120.00

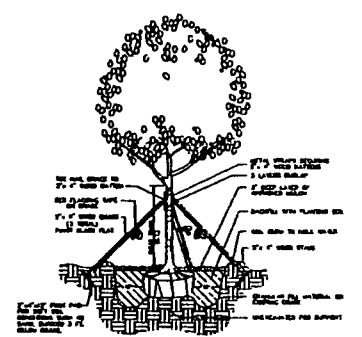
GENERAL LANDSCAPE NOTES

- The Contractor shall visit the site prior to submitting his bid in order to familiarize himself with existing conditions and access.
- Bids shall include removal of all existing plants as designated by the Landscape Architect, ground / soil preparation, and all labor and materials for a complete landscape installation.
- All planted areas shall receive fertilization as per specifications and a minimum cover of 2" depth shredded cypress bark mulch.
- All plants shall be Florida No. 1 Grade, or better, shall be free from pests and diseases, and shall be healthy, vigorous specimens.
- The Contractor shall verify all surface and subsurface utilities before commencing work.
- Guaranty periods shall exist as follows: All Sod: 90 days; All Containerized Materials: 90 days; All Field Grown Materials: 180 days.
- An automatic irrigation system shall be installed / repaired, and shall provide 100% coverage.
- All installation shall be as per Hall & Bell, P.A. Standard Landscape Specifications.
- All existing plant material shall remain protected and undisturbed, unless otherwise designated by the Landscape Architect.
- All trees to be relocated will get root pruned 30 days minimum, (depending on species), prior to relocation. Upon relocation, 30% of the tree canopy shall be thinned out under the direction of the Landscape Architect.
- After relocation or removal of existing trees and palms, tree pits shall be backfilled with planting soil and sodded as required.
- All relocated plant material shall be located and marked in the field by the Landscape Architect.
- Tree holes shall be backfilled with soil as designated on specifications. All planted areas shall receive 4" minimum depth planting soil as designated on specifications. Planting soil mixture shall consist of 1/3 everglades peat, 1/3 sand, 1/3 cypress sawdust and chips.
- All planting beds shall be weed and grass free.
- Sod shall be St. Augustine Tiaratum, unless otherwise designated. Sod shall be laid solid with alternating and abutting joints, and with 2" top soil minimum.
- Landscape Contractor shall coordinate his work with the General Contractor, the Irrigation Contractor, and the Electrical Contractor as required.
- Landscape plan shall be installed in compliance with all local codes.
- Planting plans shall take precedence over plant list in case of discrepancies. Landscape Architect shall be notified for direction if situation arises.
- No change shall be made without the prior written consent of the Landscape Architect.
- All materials is subject to availability at time of installation. Substitutions may be made after consultation with Landscape Architect.



PALM PLANTING DETAIL

N.T.S.



TREE PLANTING & GUYING DETAIL

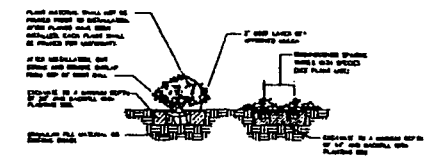
N.T.S.

PLANTING & PALMS

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
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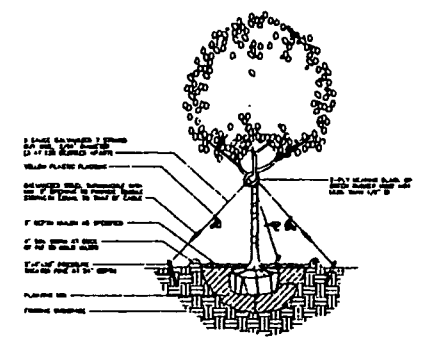
SHRUBS & GROUNDCOVER

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
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SHRUB & GROUNDCOVER PLANTING DETAIL

N.T.S.



SPECIMEN TREE GUYING DETAIL

N.T.S.

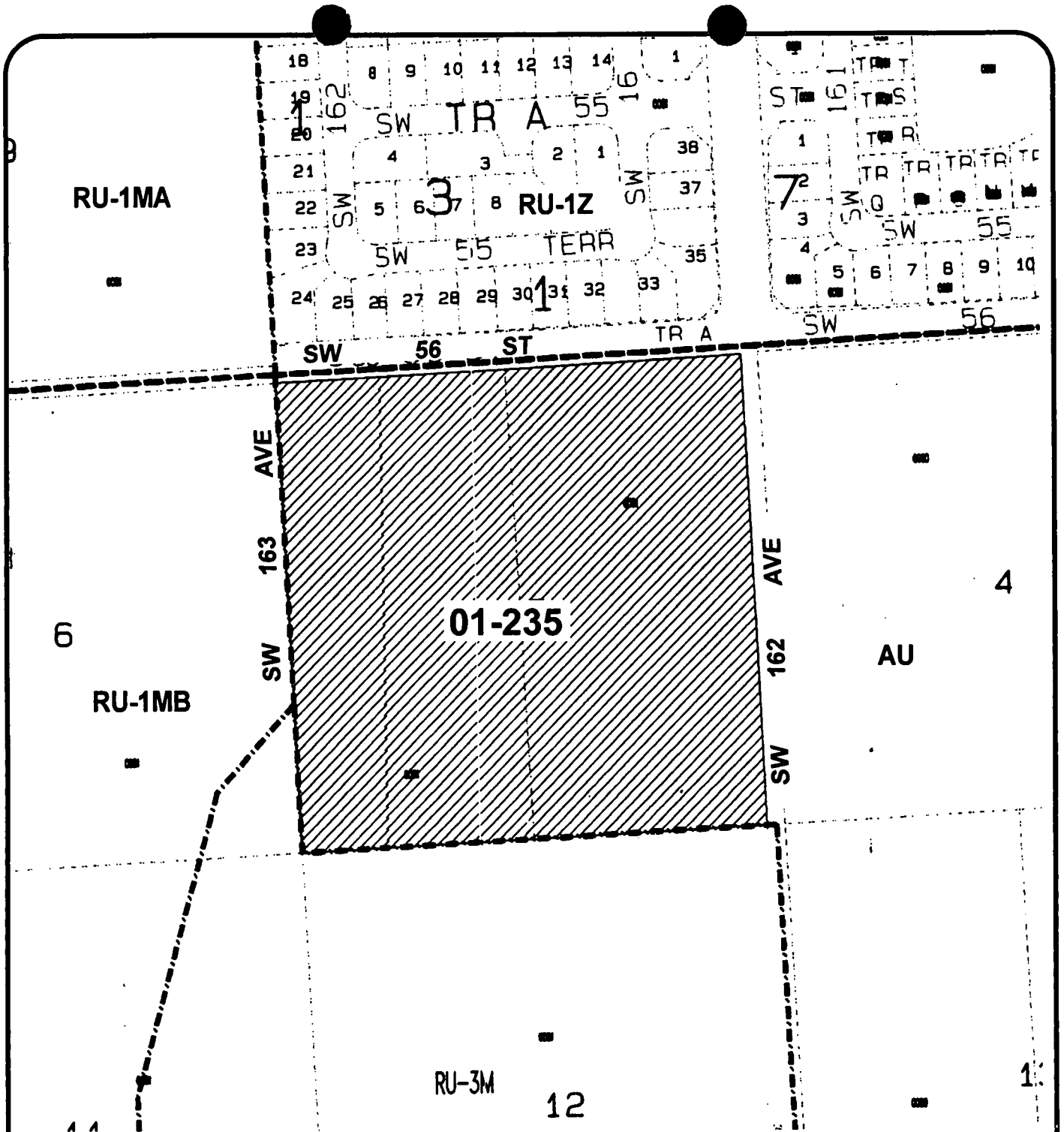
COUNTRYSIDE VILLAS

MIAMI, FLORIDA

PLANTING DETAILS

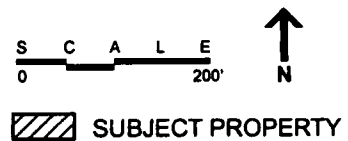
SHEET L-3
DATE: JULY 14, 2001

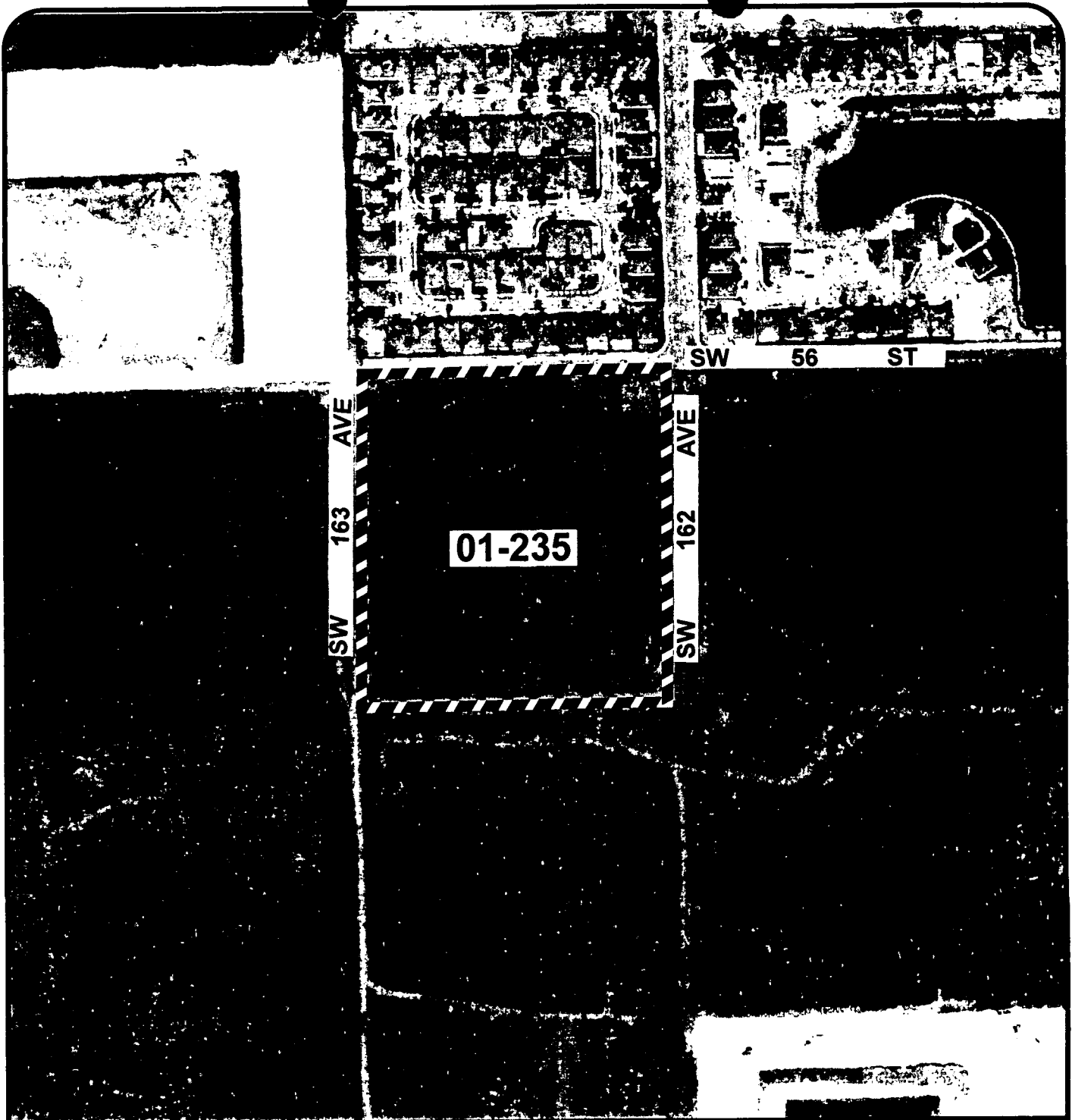
Hall & Bell, P.A.
7220 SW 17th AVENUE SUITE G
MIAMI, FL 33141
(305) 463-4077
(305) 463-6763



MIAMI-DADE COUNTY HEARING MAP

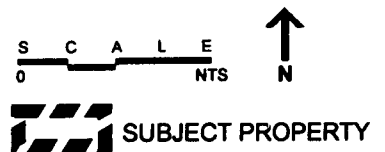
Section: 29 Township: 54 Range: 39
 Process Number: 01000235
 Applicant: WILLIAM P. CALVERT, TRUSTEE
 District Number: 11
 Zoning Board: C11
 Drafter ID: AMERICO
 Scale: 1:200'





**MIAMI-DADE COUNTY
AERIAL**

**Section: 29 Township: 54 Range: 39
Process Number: 01000235
Applicant: WILLIAM P. CALVERT, TRUSTEE
District Number: 11
Zoning Board: C11
Drafter ID: AMERICO
Scale: NTS**



D. WILLIAM P. CALVERT, TR.
(Applicant)

00-9-CZ11-1 (01-235)
Area 11/District 11
Hearing Date: 6/18/02

Property Owner (if different from applicant) Same

Is there an option to purchase ☒/ lease ☐ the property predicated on the approval of the zoning request? Yes ☒ No ☐

If so, who are the interested parties? G. P. Inv., Inc.

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
-------------	------------------	----------------	--------------	-----------------

NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

TEAM METRO WEST OFFICE

ENFORCEMENT HISTORY

William P. Calvert, Trustee

The Southwest corner of SW 162
Avenue & SW 56 Street, Miami-
Dade County, Florida

APPLICANT

ADDRESS

6/18/02

01-235

DATE

HEARING NUMBER

ENFORCEMENT HISTORY:

- On April 5, 2002, a comprehension inspection revealed that it's overgrown vacant property and is not in violation.

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 11**

APPLICANT: William P. Calvert, Tr.

PH: Z01-235 (00-9-CZ11-1)

SECTION: 29-54-39

DATE: June 18, 2002

COMMISSION DISTRICT: 11

ITEM NO.: D

=====

A. INTRODUCTION

o **REQUESTS:**

- (1) AU to RU-TH
- (2) SPECIAL EXCEPTION to permit site plan approval for a residential development.
- (3) UNUSUAL USE to permit a lake excavation.
- (4) NON-USE VARIANCE OF ZONING REGULATIONS restricting private parking to adjacent groups of no more than 4 spaces with said groups separated by the use of landscape elements; to waive same.

A plan is on file and may be examined in the Zoning Department entitled "Countryside Villas," as prepared by Cad Studio Architecture, Inc., consisting of 15 sheets; to wit: Sheets A-1, A-1A, A-1B, A-1C and A-2 through A-9; and Sheets L-1, L-2 and L-3 as prepared by Hall & Bell, P.A. all dated received 9/17/01. Plans may be modified at public hearing.

o **SUMMARY OF REQUESTS:**

The requests will allow the applicant to rezone the property from AU, Agricultural District, to RU-TH, Townhouse District, and allow a special exception to permit site plan approval for a proposed townhouse development. The applicant is also requesting an unusual use to permit a lake excavation and a non-use variance to permit adjacent groups of private parking greater than 4 spaces, and separated by landscape elements.

o **LOCATION:**

The Southwest corner of S.W. 162 Avenue and S.W. 56 Street, Miami-Dade County, Florida.

o **SIZE:** 10 Acres

o **IMPACT:**

The residential rezoning of the property will allow the applicant to construct 60 townhouse units on the site where the current zoning will only permit two (2) units. Although the approval of this application will provide additional housing for the community, the resulting increase in density will add to the population in the area, bring more children into the schools, impact water and sewer services, and increase traffic in the area.

B. ZONING HEARINGS HISTORY:

This application was originally filed under public hearing number 99-328, at which time the applicant was requesting a zone change from AU, Agricultural District, to RU-4L, Limited Apartment House District, a special exception to permit site plan approval for a multi-family residential development, an unusual use to permit a lake excavation and a non-use variance to permit a proposed building to setback less than the required distance from the rear property line. The application was finally deferred indefinitely to allow the applicant time to meet with staff and the neighbors and to revise the plans.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **low density residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single-family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
AU; vacant	Residential, 2.5 to 6.0 du
<u>Surrounding Properties:</u>	
NORTH: RU-1Z; single-family residences	Residential, 2.5 to 6.0 du
SOUTH: RU-3M; vacant	Residential, 2.5 to 6.0 du
EAST: AU; vacant	Residential, 2.5 to 6.0 du
WEST: AU; vacant	Residential, 2.5 to 6.0 du

The subject property is approximately 10 acres and is located in a rapidly developing area of southwest Miami-Dade County. The north side of North Kendall Drive and west of S.W. 157 Avenue has been approved for a mixture of residential housing types.

E. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site:
Location of Buildings:
Compatibility:
Landscape Treatment:

Acceptable
Acceptable
Acceptable
Acceptable

Open Space:	Acceptable
Buffering:	Acceptable
Access:	Acceptable
Parking Layout/Circulation:	Acceptable
Visibility/Visual Screening:	Acceptable
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	Acceptable
Signage:	N/A
Urban Design:	N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

The Board shall hear an application for and grant or deny **special exceptions**; that is, those exceptions permitted by regulations only upon approval after public hearing, new uses and **unusual uses** which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.

Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of

the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	Objects
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	28 additional students

H. ANALYSIS:

This application, originally filed under public hearing Z99-328, was deferred from the meeting of April 29, 2002, due to litigation regarding the appropriate standards to be applied to special exceptions, unusual uses, and non-use variances, and indefinitely from the meeting of November 9, 2000, to allow the applicant time to meet with staff and the neighbors and revise the plans. Subsequently, the applicant submitted revised plans under a new public hearing application, number Z01-235. The applicant originally sought a zone change from AU, Agricultural District, to RU-4L, Limited Apartment House District, a special exception to permit site plan approval for a multi-family residential development, an unusual use to permit a lake excavation and a non-use variance to permit a proposed building to setback less than the required distance from the rear property line.

The applicant submitted revised plans on September 17, 2001 and now seeks a zone change from AU, Agricultural District, to RU-TH, Townhouse District, and a special exception to permit site plan approval for a proposed townhouse development. The applicant is also requesting an unusual use to permit a lake excavation and a non-use variance to permit adjacent groups of private parking greater than 4 spaces, and separated by landscape elements. Staff notes that a recently enacted ordinance has deleted the requirement for a special exception for site plan approval in conjunction with a zone change. As such request #2 is no longer necessary and may be withdrawn. Additionally, the applicant has informed staff of the intention to file an application for an Administrative Site Plan Review (ASPR) for the excavation of the proposed lake, and will therefore, withdraw request #3. Request #4 is also to be withdrawn since the applicant will revise the plans to comply with the required parking space groupings for the proposed townhouse units.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department objects** to this application as it pertains to the fence along S.W. 56 Street, and indicates that same must setback from the safe sight distance triangle as per Section 33-11 of the Miami-Dade County Code. Additionally, said Department indicates that this application will generate **43 PM** daily peak hour vehicle trips, the Level of Service of which is at LOS "C" and "D ". The proposed development will be bringing an additional 28 students to the area as per the **Miami-Dade County Public Schools (MDCPS)**.

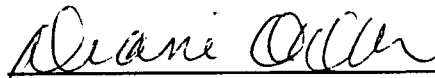
The plans submitted indicate that the proposed residential development will be served by private drives surrounding a lake in the center, with groupings of 4, 5 and 6 townhouse units separated by green areas, with parking spaces in the front of each unit. The applicant has indicated that revised plans will be submitted showing all parking space groupings to be in accordance with zoning regulations. The rezoning of the property to RU-TH and the proposed townhouse development will provide additional housing for the residents of Miami-Dade County. The CDMP designates this property for low-density residential, which permits densities ranging from 2.5 to 6.0 dwelling units per acre (dua). Accordingly, the CDMP would permit a maximum of 60 residential units on the 10-acre subject site. Notwithstanding, staff notes that RU-TH zoning would permit a density above the maximum permitted by the CDMP. The proposed 60-unit townhouse development would be **consistent** with the CDMP subject to the Board's acceptance of a covenant limiting the density on the subject property to 6.0 dua, as indicated in the submitted plans. The proposed lake excavation is to be approved by the ASPR process and would provide fill for the property as well as an amenity for the residents. Staff is supportive of this application and is of the opinion that with the withdrawal of requests #2, #3 and #4, the remaining request for a zone change, with the proffered covenant, will be in keeping with the intent and purpose of the zoning, land use and subdivision regulations. As such, staff recommends approval of request #1, subject to the Board's acceptance of the proffered covenant, and withdrawal of the balance.

I. RECOMMENDATION:

Approval of request #1, subject to the Board's acceptance of the proffered covenant, and withdrawal of the balance.

J. CONDITIONS: None.

DATE INSPECTED: 03/18/02
DATE TYPED: 04/04/02
DATE REVISED: 04/23/02, 05/22/02, 06/06/02
DATE FINALIZED: 06/06/02
DO'QW:AJT:MTF:TLR


Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning



MEMORANDUM



TO: Diane O'Quinn-Williams, Director
Department of Planning and Zoning

DATE: March 5, 2002

RECEIVED
MAR 07 2002

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

F. Chelley

SUBJECT: C-11 #Z2001000235
William Calvert Tr.
SWC of SW 162nd Avenue & SW 56th Street
UU to Permit a Lake Excavation, S.E. for
Site Plan Approval, U.U. to Permit a Lake
Excavation and N.U.V. of Setback
Requirements
(GU)(5 Ac.)
29-54-39

FROM: Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Wellfield Protection:

The subject property is located within the West Wellfield interim protection area. The West Wellfield is located between SW 72nd Street and Coral Way along theoretical SW 172nd Avenue. The siting of this public water supply wellfield and companion wellfield protection program has been under extensive review by the West Wellfield Policy Advisory Committee (PAC) appointed by the County Manager. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance requires stringent wellfield protection measures that will restrict development within the wellfield protection area.

Since the subject request is for a residential zoning district a covenant prohibiting hazardous materials is not required; however, all development shall comply with the requirements of Section 24-12.1 of the Code.

Water and Sewer Service:

Public water and public sanitary sewers can be made available to this site and connection of any existing or proposed facilities will be required. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

The subject property is located within the Bird Drive Basin. Cut and fill criteria as well as drainage restrictions are in effect within this basin. The plans submitted along with the application comply with the aforesaid requirements. Therefore, DERM may approve the application. The applicant is advised that prior to the approval of additional development orders for this site, the property owner shall submit to the department a properly executed covenant running with the land in favor of Miami-Dade County securing the proposed lake and dry retention areas.

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

An Individual General Environmental Resource Permit from the South Florida Water Management District (SFWMD) will be required for the construction and operation of a surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Positive drainage systems and overland stormwater runoff into any proposed lake are not permitted. Therefore, DERM will require that an earthen berm with a top elevation of one foot above flood criteria be placed along any proposed lake in order to prevent overland discharge of stormwater runoff. A Class II permit would be required for the construction of a drainage system with an outfall to any proposed lake and into a canal.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:

The subject property is located in the Bird Drive Basin, which is a jurisdictional wetland area according to the Code. Therefore, a Class IV Permit and compliance with the North Trail/Bird Drive Everglades Basin Ordinance and plans for mitigation, tree island preservation and fill encroachment/stormwater management criteria will be required before any work can take place on the property. These criteria require on-site stormwater management and a mitigation contribution to fund off-site mitigation to compensate for wetland values lost as a result of the proposed project. However, if the property has had continuous agricultural activity since at least September 3, 1983, the Class IV Permit will not require the applicant to provide biological mitigation to Miami-Dade County for the wetland impacts. In addition, the lake slopes in the Bird Drive Everglades Basin are required to be no steeper than 4:1.

The property is also jurisdictional according to the regulations of the Army Corps of Engineers under SAJ-74. The applicant is advised to contact the Wetlands and Forest Resources Section of DERM at (305) 372-6585 for additional information concerning requirements pertaining to the Class IV and SAJ-74 permits.

In addition, the property may be jurisdictional according to the regulations of the State of Florida Department of Environmental Protection (561) 681-6600 and/or the South Florida Water Management District (1-800-432-2045). It is the applicant's responsibility to contact these agencies for their permitting requirements.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Greg Adkins, Planning Division-P&Z
Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: William Calvert, Tr.

This Department objects to this application.

Redesign lake slope adjacent to SW 162 Ave. and provide 1:7 slope as per Standard Detail R-20.6 of the Public Works Manual.

5 feet wide pathway required throughout development.

The property owner must dedicate 35 feet from fractional line for SW 162 Ave. and 40 feet for SW 56 St. (1/2 R/W).

Dedication of 25 foot radius corner at SW 56 St. and SW 162 Ave.

This land must be platted. The road improvements will be accomplished thru the recording of a plat.

Guardrail required along lake adjacent to SW 162 Ave. and driveways. Lake to be included with plat.

Sidewalk to continue in front of driveways.

Provide paved public access to this site.

The use of explosives in this area is strictly prohibited.

Please notify applicant that the subject property is located within two miles of a rock mining operation where blasting is permitted.

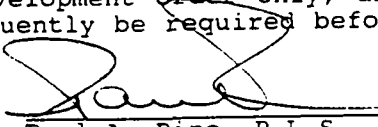
The near-by blasting site is Rinker Krome North located at 8800 SW 177 Ave.

The subject site is located approximately 8,000 feet from the near-by blasting site - Rinker Krome Quarry.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 73 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
9275	SW 56 St. w/o SW 147 Ave.	C	C
9664	SW 72 St. w/o SW 147 Ave.	E	E
9665	SW 72 St. w/o SW 152 Ave.	E	E

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.


Raul A. Pino, P.L.S.

Date JUN 02 2000

METRO-DADE FIRE RESCUE DEPARTMENT
ZONING COMMENTS

(REVISED)

C-11

C-11

Hearing Number: 01-235 Service Impact: ✓ Yes No

Location: SWC OF SW 162 AVE. & SW 56 ST.

Recommendation: No objection
No objection with condition(s) ✓
Denial

Condition: see below

Estimated number of alarms generated annually by application: 10

If there is an impact, below is the service availability:

Station District 37 Grid 1657 (DU/SF) 600 Occupancy Type 2

Impact of additional calls on closest station: ☐ Minimal Impact.

☒ Moderate Impact. Planned station(s) will mitigate impact.

Planned Service to Mitigate:

Service	Location	Year To be Completed
<u>INT'L GARDENS #6-1</u>	<u>SW 8 ST. & SW 127 AVE.</u>	<u>2003</u>
<u>TRAIL #6-4</u>	<u>SW 10 ST. & SW 152 AVE.</u>	

ACCESS:

Description of Concern(s):

- ☒ Fire Engineering & Water Supply Bureau site plan review and approval required.
- ☐ Gates must have a minimum width of 15 feet and must include a lock box containing a switch or lever to activate the gate for Fire Department use, or manned 24-hour guard house.
- ☒ Access lanes are to be a minimum of 20 feet wide with a vertical clearance of 14 feet.
- ☒ A minimum outside turning radius of 58 feet, and a minimum inside turning radius of 36 feet is required.

OTHER CONCERN(S):

Reviewed by: Carlos Heredia

Phone: (786) 331-4544

Date: October 15, 2001

Revised 8/20/01



Miami-Dade County Public Schools

giving our students the world

*District Director
Ana Rijo-Conde*

*Miami-Dade County School Board
Perla Tabares Hantman, Chair
Dr. Michael M. Krop, Vice Chair
Frank J. Bolaños
Frank J. Cobo
Dr. Robert B. Ingram
Betsy H. Kaplan
Manty Sabatés Morse
Dr. Marta Pérez
Dr. Solomon C. Stinson*

April 24, 2002

*Superintendent
of Schools
Merrett R. Stierheim*

Ms. Ruth Ellis Myers, Acting Supervisor
Miami-Dade County
Department of Zoning Evaluation
111 N.W. 1 Street, Suite 1110
Miami, Florida 33128

**Re: William Calvert, Trustee-Application No. 99-328
Southwest corner of SW 56 Street and SW 162 Avenue**

RECEIVED
APR 24 2002

Dear Ms. Myers:

DADE CO. BLDG. & ZONING DEPT.
ZONING EVALUATION SECTION

Please accept this letter as an expression of concern from the Miami-Dade County Public Schools (School District), over the impact of the above referenced development on the School District's public schools. Based on current attendance boundaries, the proposed development would be served by Bowman F. Ashe Elementary, Howard A. Doolin Middle, Felix Varela Senior High and Miami Sunset Senior High (see attached). **All of the impacted schools are over capacity, based on the data provided by the Office of Information Technology.** Please see attached analysis.

Please note that both a middle school (S/S "VV1" -Lamar Louise Curry Middle) and a high school (S/S "PPP"-John A. Ferguson Senior) are under construction at SW 47th Street and S.W. 157th Avenue and at SW 56th Street and SW 162nd Avenue, respectively; the anticipated completion dates for same are Fall of 2003 and Fall of 2004, respectively. Although it is possible that these schools will serve all or a portion of this general area, the attendance boundaries have not yet been established; as such, assurances cannot be provided by the School District that the proposed schools will help to alleviate the impacts of the proposed development.

In accordance with established School Board policy, this letter should not be construed as commentary on the merits of the pending zoning application. Rather, it is an attempt to provide relevant information to the Community Council on the public schools that will likely serve the proposed development.

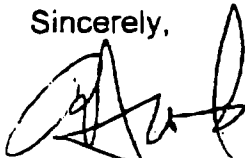
Ms. Ruth Ellis Myers

April 24, 2002

Page Two

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patricia Good', with a stylized, looped flourish at the end.

Patricia Good
Coordinator III

PG:am

G-3651

Attachment

cc: Ms. Suzanne Marshall
Mr. Delio G. Diaz
Ms. Ana Rijo-Conde

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 99-328, William Calvert, Trustee

REQUEST: Zone change from GU to RU-TH

ACRES: 10 acres

LOCATION: Southwest corner of SW 56 Street and SW 162 Avenue

UNITS: 60 townhouse units

**ESTIMATED
STUDENT
POPULATION:** 28 students

ELEMENTARY: 15

MIDDLE: 7

SENIOR: 6

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Bowman Foster Ashe Elementary -6601 SW 152 Avenue

MIDDLE: Howard A. Doolin Middle - 6400 SW 152 Avenue

SENIOR HIGH: Felix Varela Sr. (Grades 9-11) - 15255 SW 96 Street
Miami Sunset Sr. (Grade 12) - 13125 SW 72 Street

The following population and facility capacity data are as reported by the Office of Information Technology, as of March 23, 2002:

	STUDENT POPULATION	PERMANENT UTILIZATION	UTILIZATION FISH DESIGN CAPACITY	UTILIZATION PERMANENT AND RELOCATABLE PROGRAM CAPACITY
		(1)	(2)	(3)
Bowman F Ashe Elem.	1222	110%	94%	92%
Howard A. Doolin Mld.	2034	168%	141%	131%
Felix Varela Sr.	3524	144%	N/A	138%
Miami Sunset Sr.	3548	132%	89%	94%

- 1) Ratio of total students to permanent student stations
- 2) Ratio of total students to permanent and relocatable (portables) student stations
- 3) Ratio of total students to permanent and relocatable (portables) student stations after programmatic changes

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2001:

Bowman F. Ashe Elementary:

Access to computers:	In each classroom, in special computer labs and media center
Capital Improvements since 1990:	None
Recognition for Academic Achievement:	Silver Award for Notable School Performance
Special Programs:	Before and After-school care and Enrichment classes
Lunch schedule:	Begins at 10:15 a.m.
Non-instructional space utilized for instructional purposes:	None
Teachers required to float/travel:	Spanish S/SL

Howard A. Doolin Middle:

Access to computers:

In each classroom, special
computer labs and media center

Capital Improvements since 1990:

None

Recognition for Academic Achievement:

None

Special Programs:

After-school care

Lunch schedule:

Begins at 11:30 a.m.

Non-instructional space utilized for
instructional purposes:

Auditorium and Media Center

Teachers required to float/travel:

ESOL, Mathematics, and Fine
Arts**Felix Varela Senior High:**

Access to computers:

In each classroom, in special
computer labs and in the Media
Center

Capital Improvements since 1990:

None

Recognition for Academic Achievement:

None

Special Programs:

Vocational classes

Lunch schedule:

Begins at 10:40 a.m.

Non-instructional space utilized for
instructional purposes:Auditorium, Cafeteria, and
Storage rooms

Teachers required to float/travel:

Foreign Language, English, Math,
ESOL, Social Studies and
Science

Miami Sunset Senior High:

Access to computers: In each classroom, in special computer labs and in the Media Center

Capital Improvements since 1990: None

Recognition for Academic Achievement: Top 100 schools based on AP test scores

Special Programs: Magnet programs

Lunch schedule: Begins at 10:35 a.m.

Non-instructional space utilized for instructional purposes: Auditorium, Library, Book rooms, Teachers dining room, Office

Teachers required to float/travel: None

PLANNED RELIEF SCHOOLS IN THE AREA (information as of March 2002):

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
Lamar L. Curry Middle	Design	Fall/2003
John A. Ferguson Sr.	Design	Fall/2004

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$163,324.

CAPITAL COSTS: Based on the 1994-95 Educational Facilities Impact Fee Study, construction costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	15 x	\$ 11,790	=	\$ 176,850
MIDDLE	7 x	\$ 12,232	=	\$ 85,624
SENIOR	6 x	\$ 18,619	=	\$ 111,714

Total Potential Capital Cost	\$ 374,188
------------------------------	------------

The School Board's estimated capital costs are based upon the actual costs of land acquisition, land development and construction of elementary, middle or senior high school facilities. Such costs do not include furniture, fixtures or equipment, buses or other capital costs.

If the property which is the subject of the application is owned or l. by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of partnership, including general and limited partners. [Note: where partner(s) consist of another partnership(s), corporation(s) trust(s) other similar entities, further disclosure shall be required wh. discloses the identity of the individual(s) (natural persons) having t. ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME AND ADDRESS

Percentage of Ownership

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

G.P. Investments, Inc.
NAME

NAME, ADDRESS, AND OFFICE (if applicable) Percentage of Interest

Guillermo Perez, president

100%

12879 SW 61 TERR

Date of contract: July 8th 1999

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity]

CORPORATION NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

William P. Calvert, Trustee

TRUST NAME

NAME AND ADDRESS

Percentage of Interest

William P. Calvert, Trustee *

66 1/3

Stephen H. Siegel *

16 2/3

Ilene Eber *

16 2/3

* c/o Robert Eber, Esquire

10761 S.W. 104th Street


Miami, Florida 33176

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.


The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: 
(Applicant) William P. Calvert

worn to and subscribed before me,
his 11th day of August, 1999

(SEAL)




otary Public, State of Florida at Large
Colozaa Carman
y Commission Expires: 9.20.2000

Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

BY

LS

~~S.W. 56TH STREET - 6~~

~~S.W. 50TH-STREET-4~~

S.W. - 162ND - AVENUE - 4

MASTER SITE PLAN

SITE CALCULATIONS

[illegible]

**CAD STUDIO
ARCHITECTURE INC.**
10000 WILLOW CREEK RD. • AUSTIN, TEXAS 78737 • 512/476-1111



COUNTRYSIDE VILLAS

一、

WILLIAM P. GARDNER
408 S.W. 10TH AVE.
SUITE 408
MIAMI, FL. 33134
(305) 344-0408

100

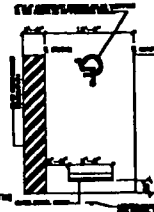
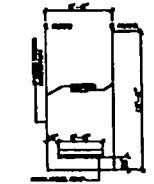
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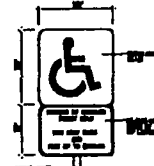
sheet 20.

A-1

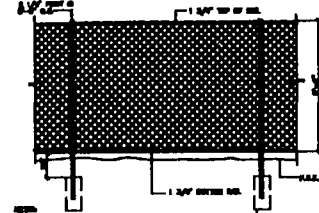
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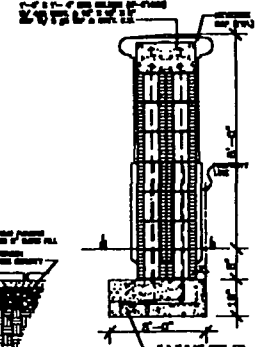
TYPICAL PARKING DETAILS



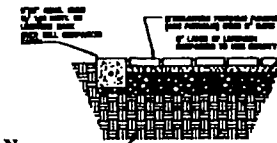
**HANDICAPPED
SIGNAGE DETAIL**
CUBA 8.12



CHAIN LINK FENCE DETAIL
WAL 10/1/74



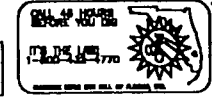
FENCE COLUMN SECTION
MM, RM



DRIVEWAY INTERLOCKING PAVER DETAIL

SCALE: 8/16

NOTE:
FOR TYPICAL UNIT INFORMATION,
SEE SHEETS A-1A, A-1B, & A-1C



27

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**CAD STUDIO
ARCHITECTURE, INC.**
INTERSTATE 61, AUSTIN, TEXAS



COUNTRYSIDE VILLAS MODEL A

想:

WILLIAM P. CANNON
1570 N.W. 15TH AVE.
SUITE 400
MIAMI, FL. 33134
(305) 358-0400

DATE 7/23/08 TIME 12:00 PM

INDEXED

CHECKED OK

SERIALIZED ALL

FILED IN

Sheet No.
A-1A
1 of 2



CAUTION NOTE:
POSTAL CUTTING TO RETAIN ENTER FLATTOP ON
INDIVIDUAL LOTS (PLEASE SEE ARCHITECTURAL
BOOK PLAN)

DOOR MEETS:

COMPONENTS OF MEANS OF ESCAPE

- [illegible]



GENERAL NOTES :

- [illegible]

SOIL STATEMENT :

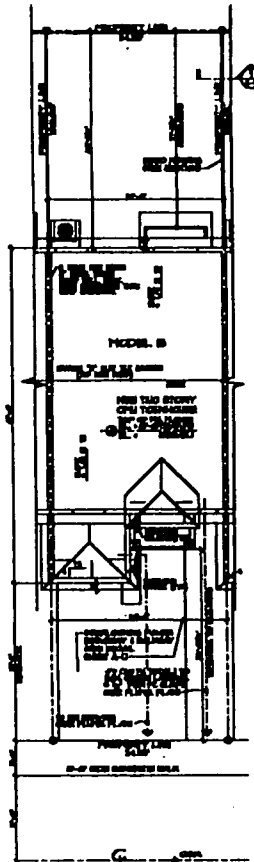
606. AT THIS SITE IS BUILT A HOUSE ADAPTED TO SUPPORT THE DESIGN LOAD OF 8000 P.S.F. AFTER REINFORCING BARS AND BRASS LITTER ALL OR SUBSTITUTED BY THE ARCHITECT ON THE ENGINEER ATTESTING THAT THE SITE HAS BEEN CORRODED AND THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED ON.

RECEIVED
201-235
SEP 17 2001

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY

LS



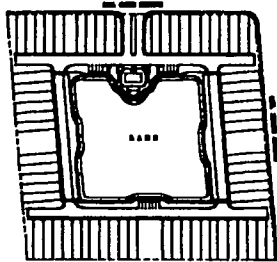
TYPICAL
MODEL B
SITE PLAN
SCALE: 1/8" = 1'-0"

LANDSCAPING NOTE:
FOR LANDSCAPING REQUIREMENTS & INFORMATION,
PLEASE REFER TO LANDSCAPING PLAN.

GRADING NOTE:
FOR GRADING TO REMAIN EXISTING, PLEASE REFER TO
SEPARATE LOTS. PLEASE SEE ARCHITECTURAL
RECORD PLANS.

1. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
2. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
3. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
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16. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.

- DOOR NOTES:
- COMPONENTS OF MEANS OF EGRESS:
1. ALL EXISTING MEANS OF EGRESS SHALL BE MAINTAINED AND PROTECTED.
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 15. ALL EXISTING MEANS OF EGRESS SHALL BE MAINTAINED AND PROTECTED.
 16. ALL EXISTING MEANS OF EGRESS SHALL BE MAINTAINED AND PROTECTED.



LOCATION SKETCH

FLOOD LEGEND

Multi Unit/Condo/ Townhouse/ Apartments

PROPERTY OWNER: [Name]

PROJECT: [Name]

DATE: [Date]

SCALE: [Scale]

REVISIONS:

NO.	DESCRIPTION	DATE
1	Initial Design	09/17/01
2	Revised Design	09/17/01
3	Final Design	09/17/01

DESIGNER: [Name]

DATE: [Date]

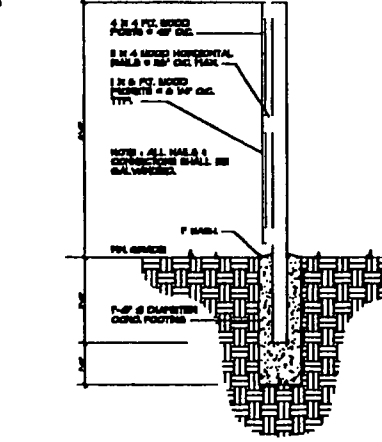
ZONING LEGEND

REVISIONS:

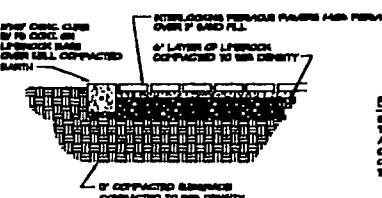
NO.	DESCRIPTION	DATE
1	Initial Design	09/17/01
2	Revised Design	09/17/01
3	Final Design	09/17/01

DESIGNER: [Name]

DATE: [Date]



TYPICAL WOOD FENCE DETAIL



INTERLOCKING PAVER DETAIL

- GENERAL NOTES:
1. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 2. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 3. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
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 15. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 16. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.

SOIL STATEMENT:

DATE: [Date]

BY: [Name]

CAD STUDIO
ARCHITECTURE, INC.



COUNTRYSIDE VILLAS
MODEL B

REVISIONS:

NO.	DESCRIPTION	DATE
1	Initial Design	09/17/01
2	Revised Design	09/17/01
3	Final Design	09/17/01

DESIGNER: [Name]

DATE: [Date]

A-B

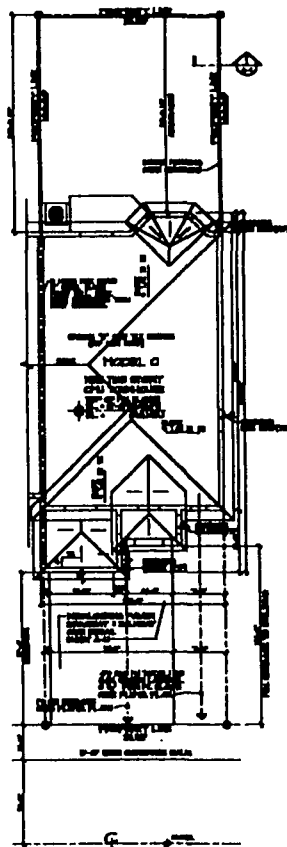
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201-235
SEP 17 2001

29

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY

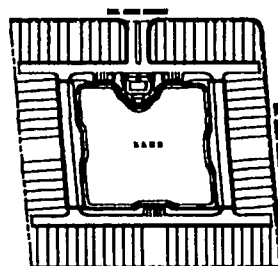
LS



TYPICAL
MODEL C
SITE PLAN
SCALE: 1/8" = 1'-0"

LANDSCAPE NOTE:
FOR LANDSCAPE INFORMATION & INFORMATION,
PLEASE REFER TO LANDSCAPE PLAN.

ADDITIONAL NOTE:
PORTAL GUTTERS TO RETAIN WATER RUNOFF ON
ADJACENT LOTS. PLEASE SEE ARCHITECTURAL
REPLY PLAN.



LOCATION SKETCH

1. THE ARCHITECT SHALL SUBMIT A SITE PLAN TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL.
2. THE ARCHITECT SHALL SUBMIT A FLOOD LEGEND TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL.
3. THE ARCHITECT SHALL SUBMIT A ZONING LEGEND TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL.
4. THE ARCHITECT SHALL SUBMIT A GENERAL NOTES TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL.
5. THE ARCHITECT SHALL SUBMIT A TYPICAL WOOD FENCE DETAIL TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL.
6. THE ARCHITECT SHALL SUBMIT A TYPICAL WOOD FENCE DETAIL TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL.
7. THE ARCHITECT SHALL SUBMIT A TYPICAL WOOD FENCE DETAIL TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL.
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14. THE ARCHITECT SHALL SUBMIT A TYPICAL WOOD FENCE DETAIL TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL.
15. THE ARCHITECT SHALL SUBMIT A TYPICAL WOOD FENCE DETAIL TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL.

DOOR NOTION

- COMPONENTS OF MEANS OF ESCAPE
- A. THE ARCHITECT SHALL SUBMIT A MEANS OF ESCAPE PLAN TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL.
 - B. THE ARCHITECT SHALL SUBMIT A MEANS OF ESCAPE PLAN TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL.
 - C. THE ARCHITECT SHALL SUBMIT A MEANS OF ESCAPE PLAN TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL.
 - D. THE ARCHITECT SHALL SUBMIT A MEANS OF ESCAPE PLAN TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL.
 - E. THE ARCHITECT SHALL SUBMIT A MEANS OF ESCAPE PLAN TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL.

FLOOD LEGEND

MAIN Unit-Care/Teach/Assess/ Apartments

PROPERTY NAME: COUNTRYSIDE VILLAS

ADDRESS: 12345 SW 10th Ave, Miami, FL 33155

DATE: 09/17/2001

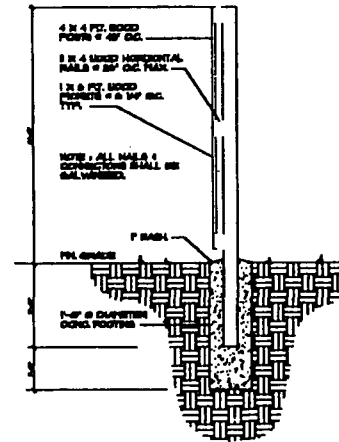
AREA	DESCRIPTION	REMARKS
1	AREA 1	AREA 1
2	AREA 2	AREA 2
3	AREA 3	AREA 3
4	AREA 4	AREA 4
5	AREA 5	AREA 5
6	AREA 6	AREA 6
7	AREA 7	AREA 7
8	AREA 8	AREA 8
9	AREA 9	AREA 9
10	AREA 10	AREA 10
11	AREA 11	AREA 11
12	AREA 12	AREA 12
13	AREA 13	AREA 13
14	AREA 14	AREA 14
15	AREA 15	AREA 15

DATE OF THIS LEGEND: 09/17/2001

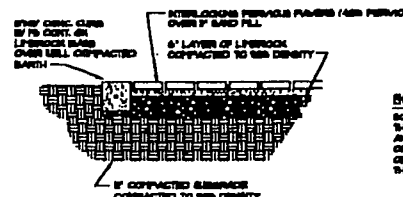
PREPARED BY: [Signature]

REVIEWED BY: [Signature]

APPROVED BY: [Signature]



TYPICAL WOOD FENCE DETAIL



INTERLOCKING PAVER DETAIL

ZONING LEGEND

AREA	DESCRIPTION	REMARKS
1	AREA 1	AREA 1
2	AREA 2	AREA 2
3	AREA 3	AREA 3
4	AREA 4	AREA 4
5	AREA 5	AREA 5
6	AREA 6	AREA 6
7	AREA 7	AREA 7
8	AREA 8	AREA 8
9	AREA 9	AREA 9
10	AREA 10	AREA 10
11	AREA 11	AREA 11
12	AREA 12	AREA 12
13	AREA 13	AREA 13
14	AREA 14	AREA 14
15	AREA 15	AREA 15

NOTE: THE ARCHITECT SHALL SUBMIT A ZONING LEGEND TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL.

THE ARCHITECT SHALL SUBMIT A ZONING LEGEND TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL.

THE ARCHITECT SHALL SUBMIT A ZONING LEGEND TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL.

GENERAL NOTES :

1. THE ARCHITECT SHALL SUBMIT A GENERAL NOTES TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL.
2. THE ARCHITECT SHALL SUBMIT A GENERAL NOTES TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL.
3. THE ARCHITECT SHALL SUBMIT A GENERAL NOTES TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL.
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14. THE ARCHITECT SHALL SUBMIT A GENERAL NOTES TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL.
15. THE ARCHITECT SHALL SUBMIT A GENERAL NOTES TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL.

SOIL STATEMENT :

SOIL AT THIS SITE IS CLASSIFIED AS [Soil Type] AND IS SUITABLE FOR CONSTRUCTION OF THE PROPOSED STRUCTURE.

THE ARCHITECT SHALL SUBMIT A SOIL STATEMENT TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL.

CAD STUDIO
ARCHITECTURE, INC.
12345 SW 10th Ave, Miami, FL 33155



COUNTRYSIDE VILLAS
MODEL C

OWNER: [Name]
ARCHITECT: [Name]
DATE: [Date]

DATE: 09/17/2001

REVISIONS:

NO.	DATE	DESCRIPTION
1	09/17/2001	ISSUED FOR PERMIT

A-1C

201-235
SEP 17 200

30

REFERENCE FOR:

OFFICE
WILLIAM P. CAMPBELL
400 S.W. 107th AVE.
SUITE 408
MIAMI, FL. 33174
(305) 255-0425

_____	_____	CYANIDE	_____
_____	_____	WATER	_____
_____	_____	GAS AIR	_____
_____	_____	SOLVENT	_____
_____	_____	PAINTS	_____
_____	_____	(NO) OIL	_____

short no.
A-2
2 of 2

NOTE: ALL OPERATIONS TO SUPPLY OR SUPPLY IN AN ARMED SERVICE OR OTHER OPERATIONS MUST BE DONE WITHOUT THE USE OF WEAPONS AND FIREARMS. ALL OPERATIONS OF THIS TYPE MUST BE DONE IN A SAFE AND SECURE AREA. THE SECURITY OF THE OPERATIONS SHALL BE MAINTAINED AT ALL TIMES.

THE POINT OF OPERATION MUST NOT BE OPEN TO A CITY, TOWN, VILLAGE, OR OTHER SETTLED AREA. THE OPERATIONS SHALL BE DONE IN A SAFE AND SECURE AREA. THE SECURITY OF THE OPERATIONS SHALL BE MAINTAINED AT ALL TIMES.

[illegible]

NOTE:
FURNISH EMPTY CANNERS AND PANS
ON THE FLORIDA MARIJUANA CASES

**ALL CANNERS MUST BE IN THE
SUPPLY OF CERTAIN MARIJUANA CASES.**

NOTE :
 NOT TO BE TREATED
 AS FOR SECTION 801.2

Diagram illustrating the cross-section of a window assembly. The assembly consists of a double-pane unit with a 2 inch INSUL (BENTON) layer, a 2 inch gap, and no compressed air between panes. The unit is flanked by PREFERRED SEAL GLASS.

ATTIC ACCESS DETAIL

FRONT ELEVATION

This architectural drawing shows the exterior elevations of a two-story house. The roof is gabled and covered with shingles, indicated by a hatched pattern. A label points to the roofline stating "SHINGLES ON THIS ROOF - 100% ASPHALT & F.L.G. BRAND". The front elevation features a central entrance with double doors and a small balcony above them. To the left of the entrance are two windows: a large multi-paned window on the second floor and a smaller one on the first floor. The side elevation shows another multi-paned window. Dimensions are provided for various elements: the main body of the house is 28'-0" wide, the balcony is 6'-0" wide, and the height from the ground to the top of the second-floor window is 12'-0".

REAR ELEVATION

**MODEL A
FLOOR PLAN**
A SUMMARY OF THE DATA FROM THE
MODEL A - 100 - 1-10

FROM DISBURSEMENT:	
DISBURSEMENT FROM THE FUND:	DISBURSEMENT FROM THE FUND:
DISBURSEMENT FROM THE FUND:	DISBURSEMENT FROM THE FUND:
TOTAL AMOUNT:	TOTAL AMOUNT:
1. DISBURSEMENT FROM THE FUND:	DISBURSEMENT FROM THE FUND:
DISBURSEMENT FROM THE FUND:	DISBURSEMENT FROM THE FUND:

ROOM	FINISH	SCHEDULE
101	101	101
102	102	102
103	103	103
104	104	104
105	105	105
106	106	106
107	107	107
108	108	108
109	109	109
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111	111	111
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116	116	116
117	117	117
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119	119	119
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121	121	121
122	122	122
123	123	123
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200	200	200

[illegible]

1 ALL CLASSIFIED AND UNCLASSIFIED SHALL HAVE DATE WHEN AN AGENCY APPROVES IT/ITS
2 T-O-F WITH THE AT TOL AND NUMBER INCLUDING IT/ITS

DOOR SCHEDULE

NO.	LOCATION	TYPE	TYPE	MTRL.	FINISH	THROD.	REMARKS
1	WHEEL	W-2	W-2	W-2	W-2	W-2	W-2
2	WHEEL	W-2	W-2	W-2	W-2	W-2	W-2
3	WHEEL	W-2	W-2	W-2	W-2	W-2	W-2
4	WHEEL	W-2	W-2	W-2	W-2	W-2	W-2
5	WHEEL	W-2	W-2	W-2	W-2	W-2	W-2
6	WHEEL	W-2	W-2	W-2	W-2	W-2	W-2
7	WHEEL	W-2	W-2	W-2	W-2	W-2	W-2
8	WHEEL	W-2	W-2	W-2	W-2	W-2	W-2
9	WHEEL	W-2	W-2	W-2	W-2	W-2	W-2
10	WHEEL	W-2	W-2	W-2	W-2	W-2	W-2
11	WHEEL	W-2	W-2	W-2	W-2	W-2	W-2
12	WHEEL	W-2	W-2	W-2	W-2	W-2	W-2
13	WHEEL	W-2	W-2	W-2	W-2	W-2	W-2
14	WHEEL	W-2	W-2	W-2	W-2	W-2	W-2
15	WHEEL	W-2	W-2	W-2	W-2	W-2	W-2
16	WHEEL	W-2	W-2	W-2	W-2	W-2	W-2
17	WHEEL	W-2	W-2	W-2	W-2	W-2	W-2
18	WHEEL	W-2	W-2	W-2	W-2	W-2	W-2
19	WHEEL	W-2	W-2	W-2	W-2	W-2	W-2
20	WHEEL	W-2	W-2	W-2	W-2	W-2	W-2
21	WHEEL	W-2	W-2	W-2	W-2	W-2	W-2
22	WHEEL	W-2	W-2	W-2	W-2	W-2	W-2
23	WHEEL	W-2	W-2	W-2	W-2	W-2	W-2
24	WHEEL	W-2	W-2	W-2	W-2	W-2	W-2
25	WHEEL	W-2	W-2	W-2	W-2	W-2	W-2
26	WHEEL	W-2	W-2	W-2	W-2	W-2	W-2
27	WHEEL	W-2	W-2	W-2	W-2	W-2	W-2
28	WHEEL	W-2	W-2	W-2	W-2	W-2	W-2
29	WHEEL	W-2	W-2	W-2	W-2	W-2	W-2
30	WHEEL	W-2	W-2	W-2	W-2	W-2	W-2
31	WHEEL	W-2	W-2	W-2	W-2	W-2	W-2
32	WHEEL	W-2	W-2	W-2	W-2	W-2	W-2
33	WHEEL	W-2	W-2	W-2	W-2	W-2	W-2
34	WHEEL	W-2	W-2	W-2	W-2	W-2	W-2
35	WHEEL	W-2	W-2	W-2	W-2	W-2	W-2
36	WHEEL	W-2	W-2	W-2	W-2	W-2	W-2
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86	WHEEL	W-2	W-2	W-2	W-2	W-2	W-2
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89	WHEEL	W-2	W-2	W-2	W-2	W-2	W-2
90	WHEEL	W-2	W-2	W-2	W-2	W-2	W-2
91	WHEEL	W-2	W-2	W-2	W-2	W-2	W-2
92	WHEEL	W-2	W-2	W-2	W-2	W-2	W-2
93	WHEEL	W-2	W-2	W-2	W-2	W-2	W-2
94	WHEEL	W-2	W-2	W-2	W-2	W-2	W-2
95	WHEEL	W-2	W-2	W-2	W-2	W-2	W-2
96	WHEEL	W-2	W-2	W-2	W-2	W-2	W-2
97	WHEEL	W-2	W-2	W-2	W-2	W-2	W-2
98	WHEEL	W-2	W-2	W-2	W-2	W-2	W-2
99	WHEEL	W-2	W-2	W-2	W-2	W-2	W-2
100	WHEEL	W-2	W-2	W-2	W-2	W-2	W-2

Architectural floor plan of the World Trade Center, showing the layout of the Twin Towers and surrounding structures. The plan includes labels for various rooms, corridors, and structural elements. A large circular area is highlighted in the center of the plan, likely representing the core or a major atrium. The drawing is a detailed technical drawing with numerous lines and annotations.

GROUND FLOOR

SECOND FLOOR.

**GARAGE DOOR
JAMB DETAIL**

TABLE 1

01/05

~~PLAN, VIEW OR SECTION~~

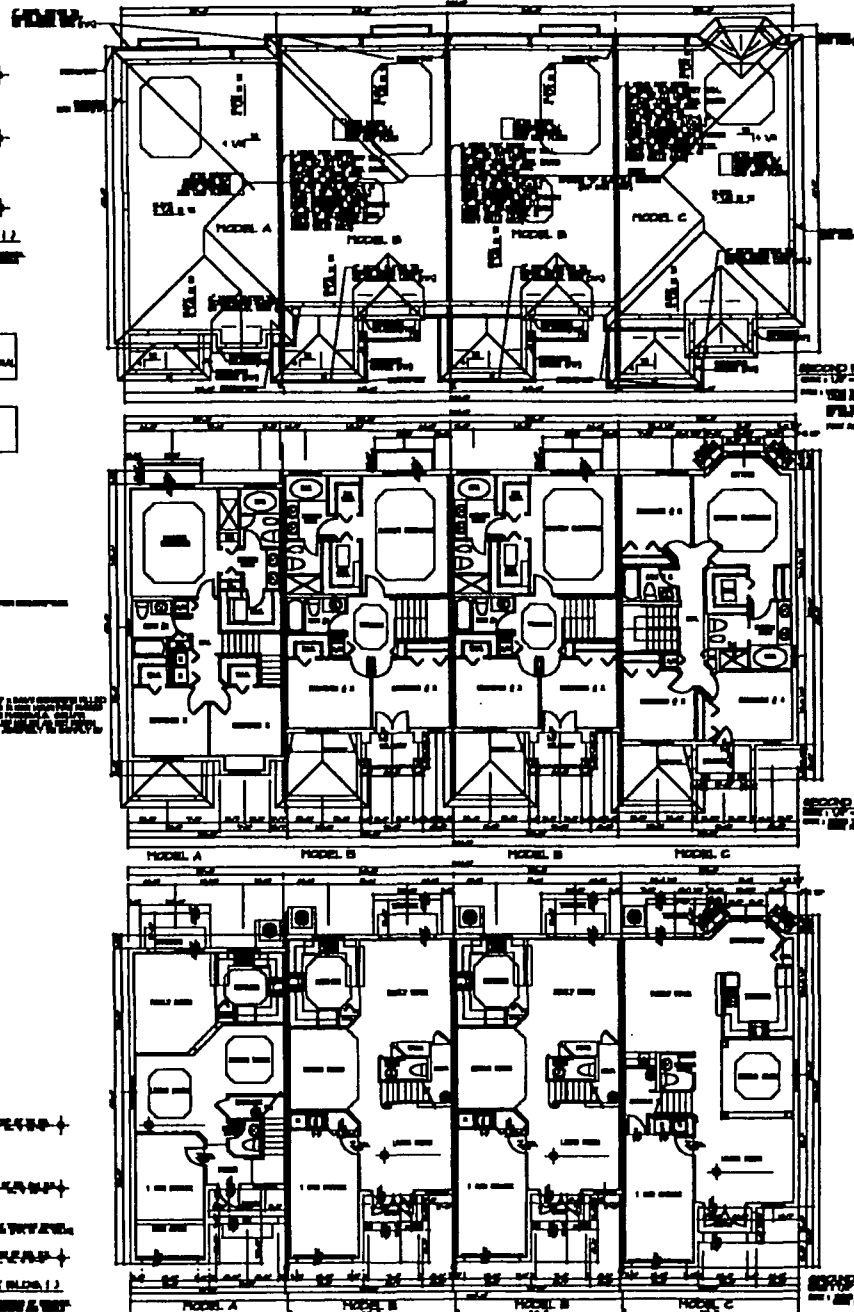
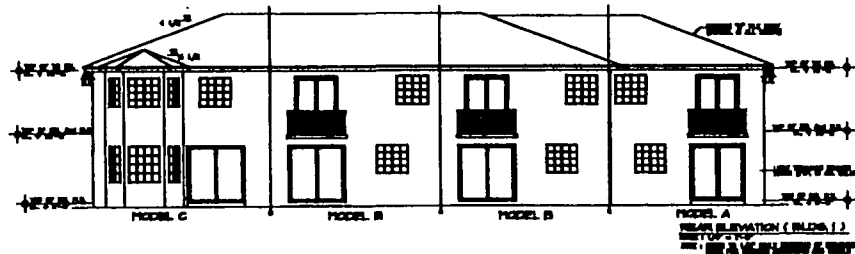
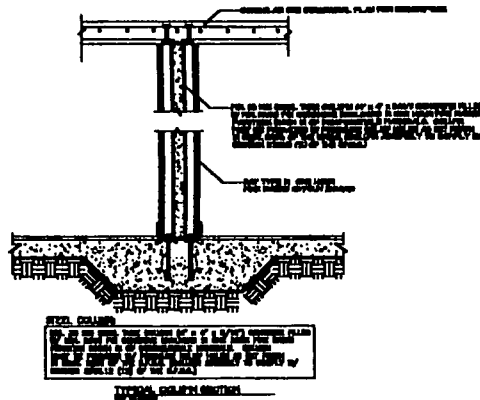
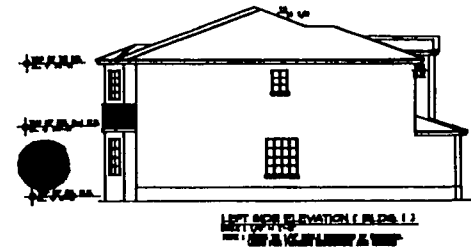
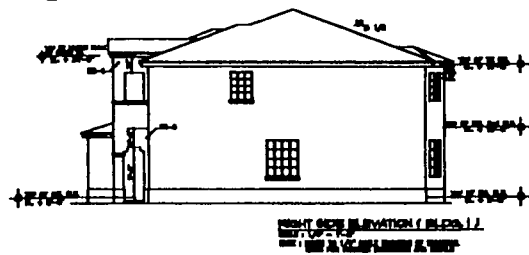
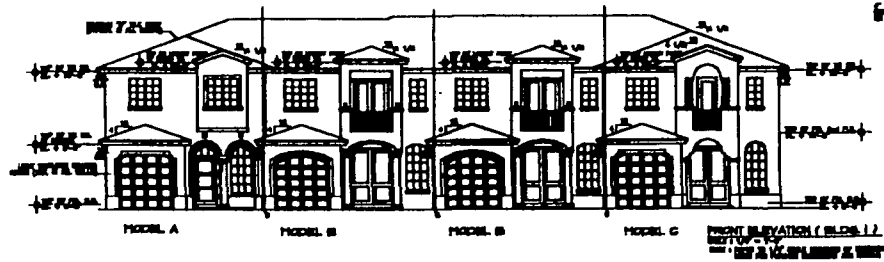
A-2
4 of 9

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201-235
SEP 17 2001

33

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY CS



CAD STUDIO
ARCHITECTURE, INC.



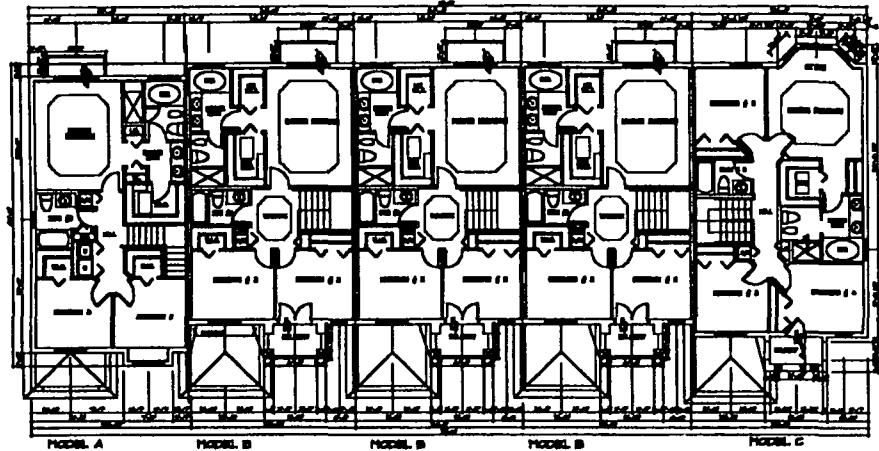
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BUILDING TYPE I

DATE: 09/17/01
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CHECKED BY: [Signature]
APPROVED BY: [Signature]
PROJECT NO.: [Blank]
SHEET NO.: 1 OF 1
A-5

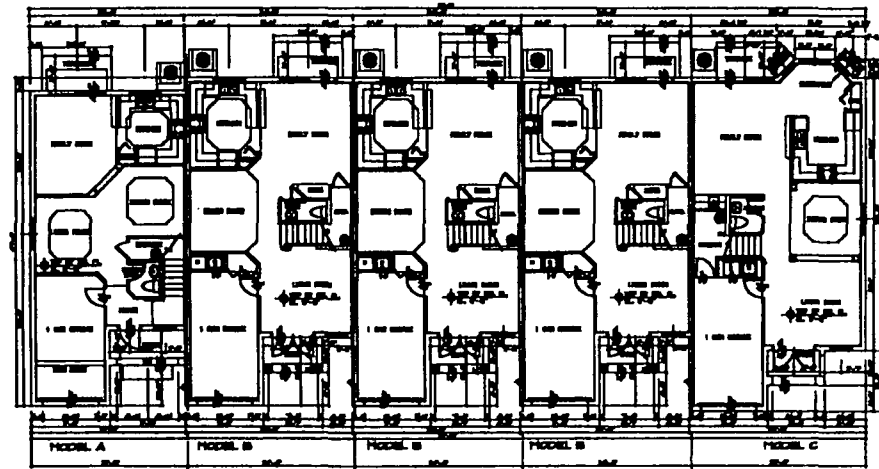
RECEIVED
EVI-235
SEP 17 2001

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY LS



SECOND FLOOR PLAN (BUILDING II)
SEE PLAN A-100
SEE PLAN A-100



GROUND FLOOR PLAN (BUILDING II)
SEE PLAN A-100
SEE PLAN A-100

CAD STUDIO
ARCHITECTURE, INC.



COUNTRYSIDE VILLAS
BUILDING TYPE II

PROJECT NO. 1

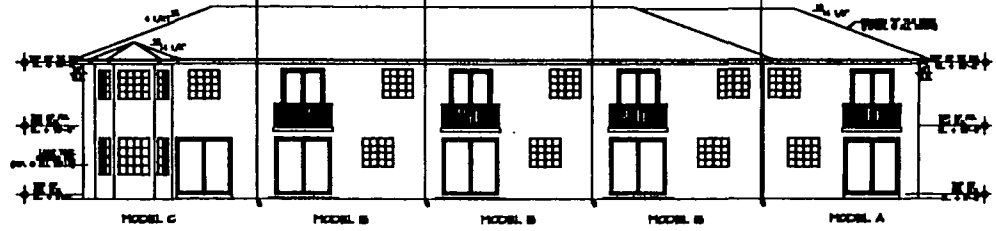
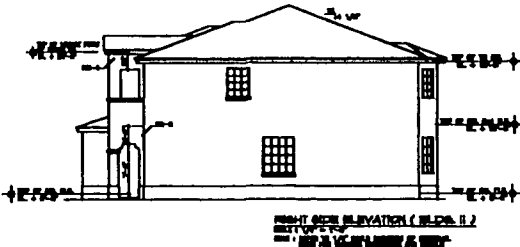
OWNER:
WILLIAM P. CALHOUN
AND WIFE, JUDITH M.
10000 SW 15th Ave.
Miami, FL 33155

DATE: 4/18/01
DRAWN: [blank]
CHECKED: [blank]
PROJECT NO.: [blank]

A-6
• • •

35

BY LS



date	4/18/51	problem	
issued		by	
drawn		all	
project		in	
about no.	A-7		
7 of 9			

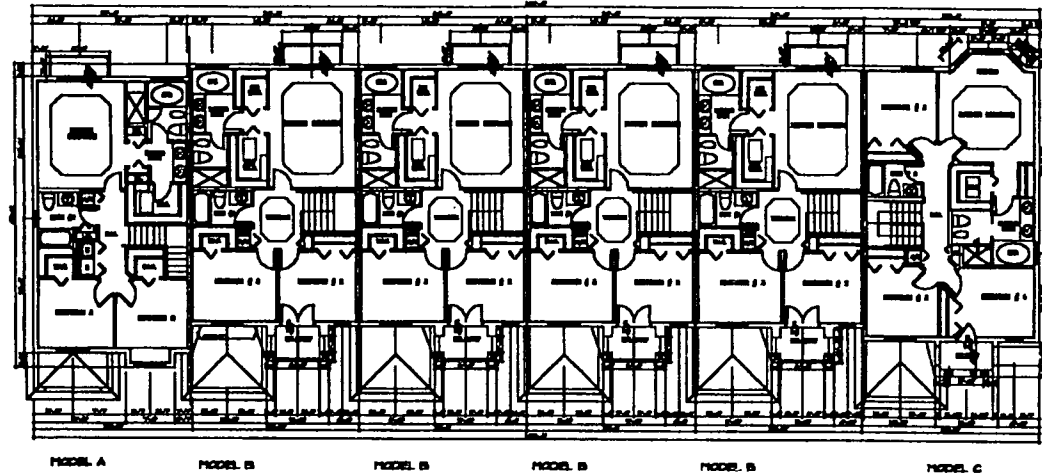
CHECKED
 WILLIAM F. CAMPBELL
 459 E. 117th Ave.
 NEW YORK 43
 10025-43
 (212) 242-0424
 (212) 242-0424

RECEIVED
201-235
SEP 17 2001

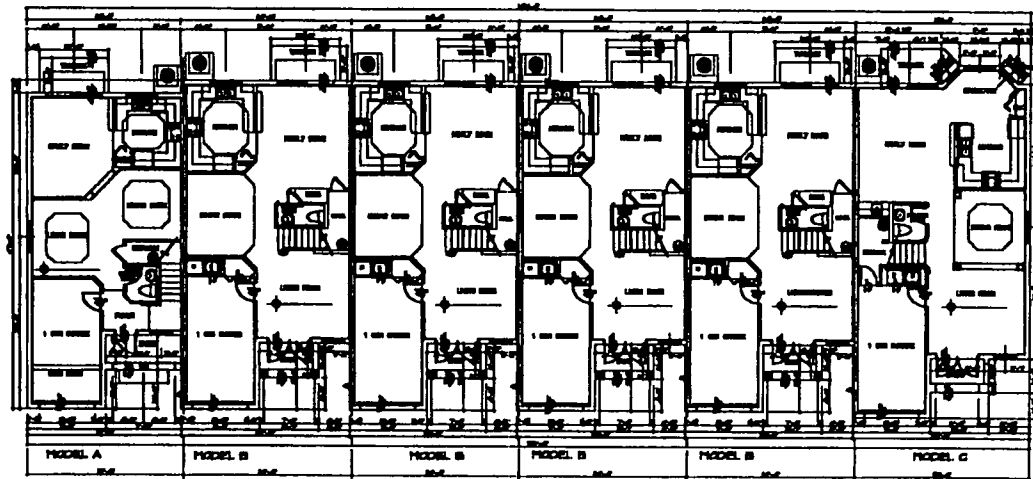
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY LS

36



SECOND FLOOR PLAN (BUILD. III)
BY: J. J. J. J. J. J.



GROUND FLOOR PLAN (BUILD. III)
BY: J. J. J. J. J. J.



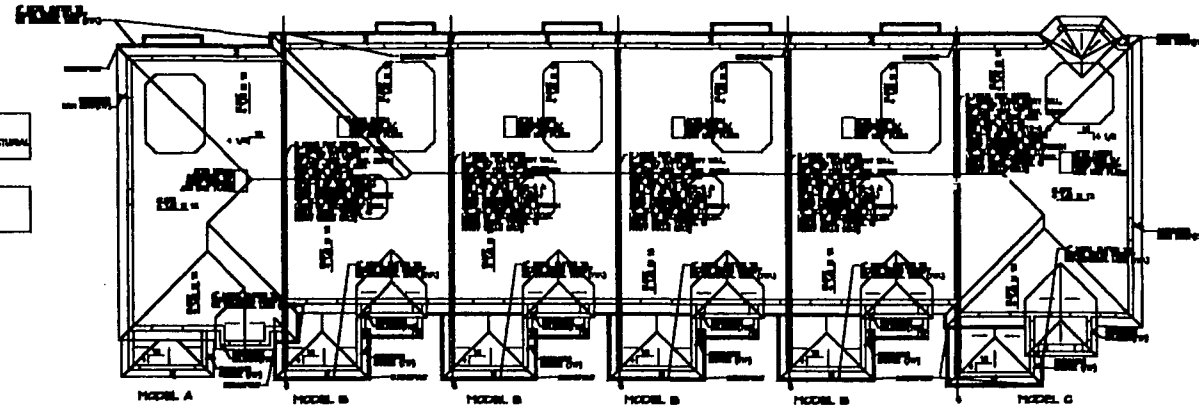
CAD STUDIO
ARCHITECTURE, INC.
COUNTRYSIDE VILLAS
BUILDING TYPE III

DATE: _____
DRAWN BY: _____
CHECKED BY: _____
PROJECT NO.: _____
SHEET NO.: _____
A-B
• • •

37

BY

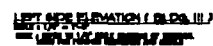
57



ROOF FRAMING PLAN (SEE Dwg. 11.2)
NOT TO SCALE
FOR TIME AND MATERIALS
FOR ALL ROOF FRAMING TO BE DONE



FRONT ELEVATION (BLDG. III)



PEAK ELEVATION (BLDPA III)
 1000 - 1000
 1000 - 1000

COUNTRYSIDE VILLAS BUILDING TYPE III

RESEARCH DESIGN

CHARGE:
WILLIAM F. CAGNIER
420 N.W. 16TH AVE.
SUITE 408
MIAMI, FL. 33136
(305) 358-0428

data _____ 4/20/81 residence _____
 issued _____
 device _____ 891
 classified _____ AB
 project no. _____

about 200.

A-9

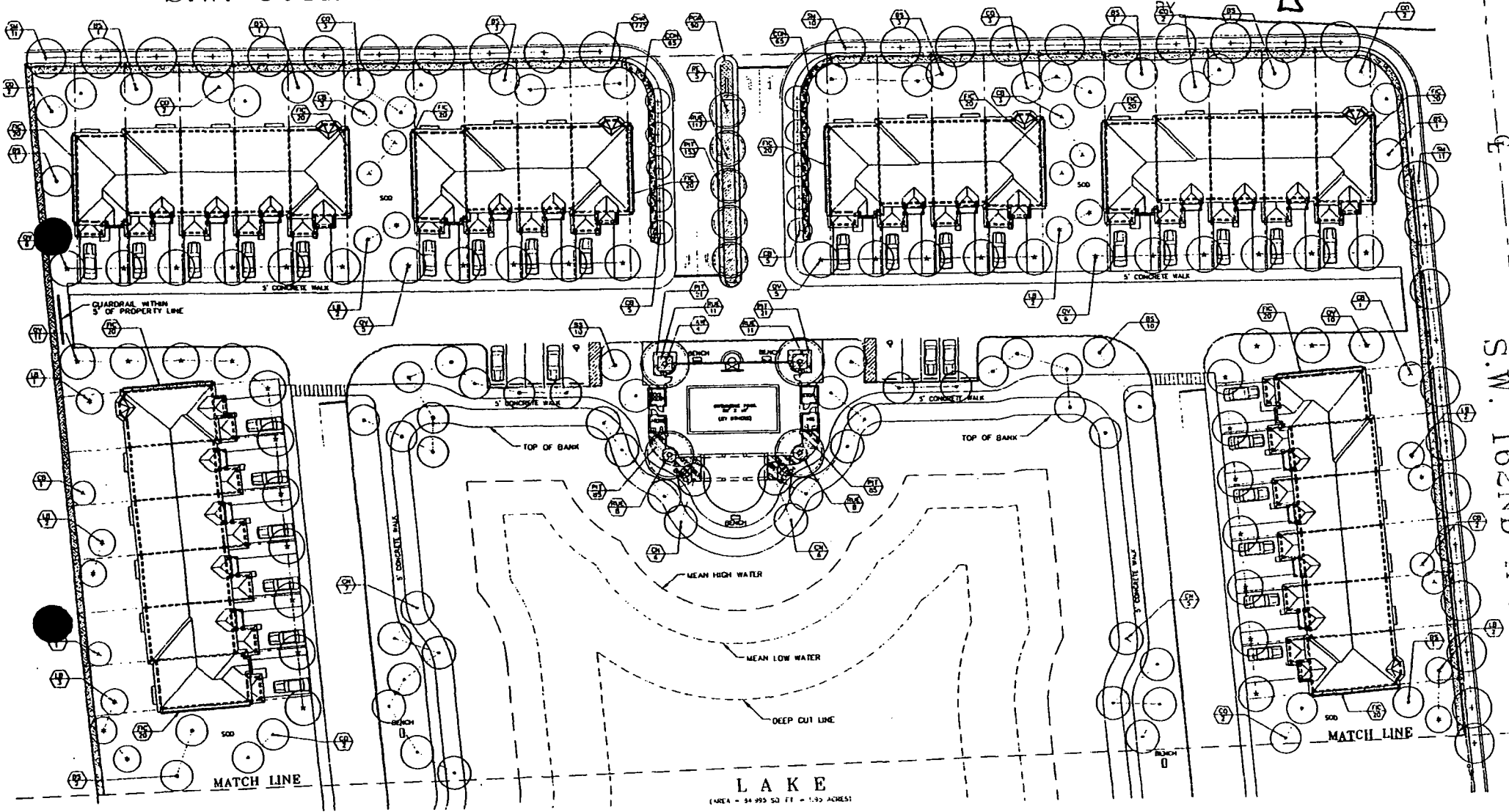
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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

S.W. 56TH STREET

S.W. 56TH STREET



COUNTRYSIDE VILLAS

LAYOUT PLAN

MIAMI, FLORIDA



SCALE 1" = 20'-0"

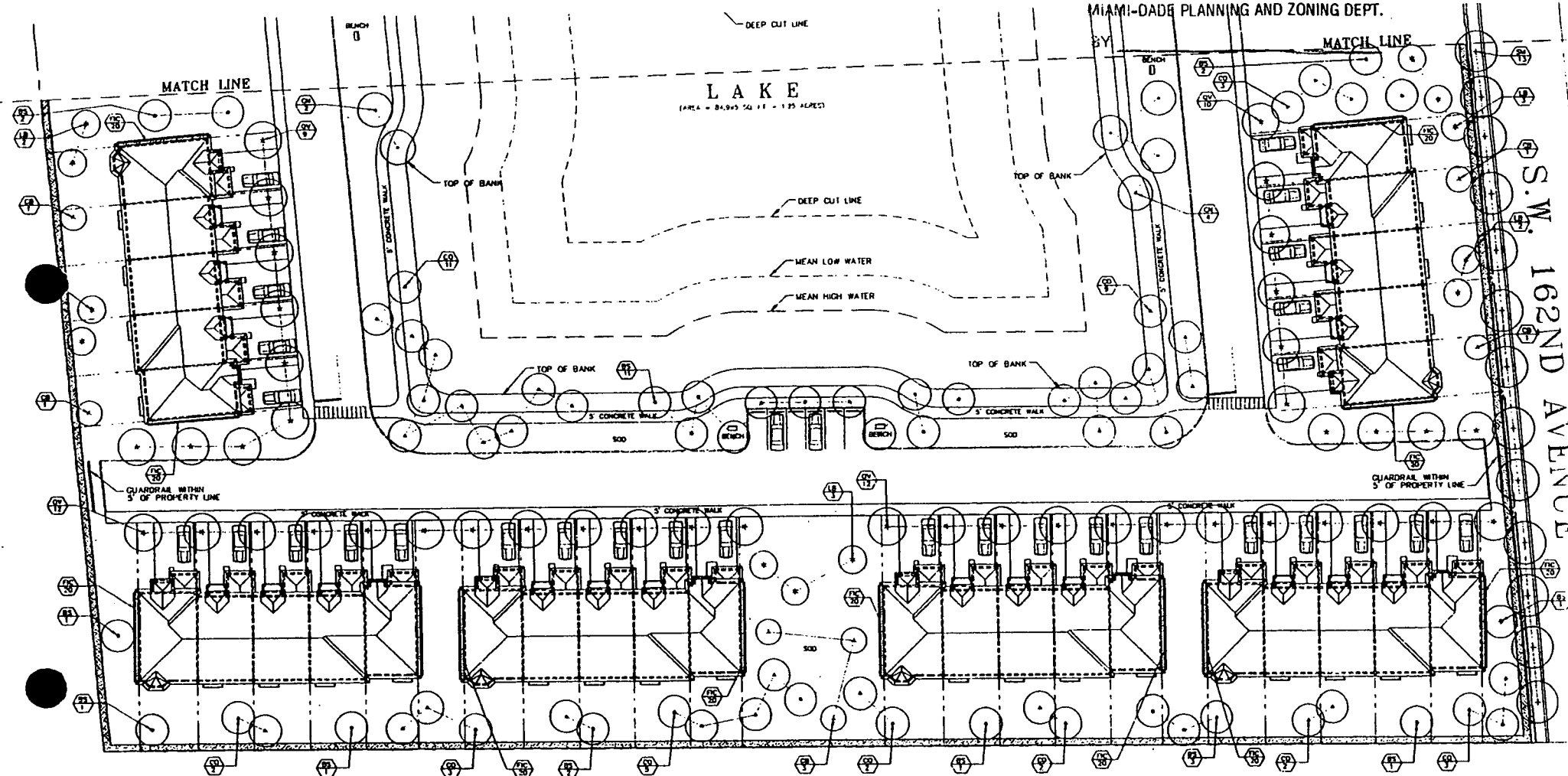
SHEET L-1
DATE: JULY 26, 2001

Hill & Bell, P.A.
7220 SW 51ST AVENUE SUITE 6
MIAMI, FL 33143
(305) 863-6077
(305) 863-6763

RECEIVED
201-235
SEP 17 2001

39

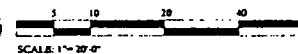
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.



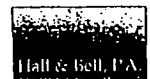
COUNTRYSIDE VILLAS

LAYOUT PLAN

MIAMI, FLORIDA



SHEET L-2
DATE: JULY 16, 2001



1220 SW 57th AVENUE SUITE G
MIAMI, FL 33143
(305) 663-6077
(305) 663-6743

40

LANDSCAPE LEGEND		NET TOTAL AREA: 100,000 SQ. FT.	
SYMBOL	DESCRIPTION	QUANTITY	AREA (SQ. FT.)
1	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
2	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
3	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
4	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
5	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
6	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
7	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
8	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
9	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
10	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
11	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
12	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
13	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
14	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
15	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
16	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
17	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
18	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
19	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
20	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000

RECEIVED
201-235
SEP 17 2001

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

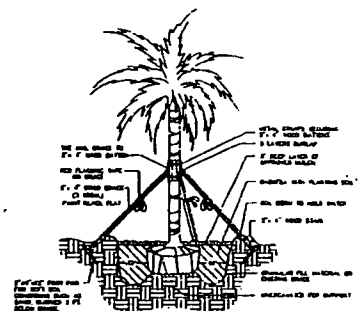
BY LS

ITEM	DESCRIPTION	QUANTITY	AREA (SQ. FT.)
1	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
2	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
3	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
4	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
5	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
6	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
7	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
8	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
9	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
10	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
11	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
12	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
13	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
14	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
15	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
16	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
17	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
18	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
19	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
20	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000

ITEM	DESCRIPTION	QUANTITY	AREA (SQ. FT.)
1	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
2	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
3	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
4	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
5	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
6	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
7	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
8	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
9	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
10	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
11	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
12	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
13	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
14	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
15	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
16	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
17	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
18	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
19	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000
20	SHRUBS: 10' x 10' x 10' (H x W x D) - 10' x 10' x 10' (H x W x D)	100	10,000

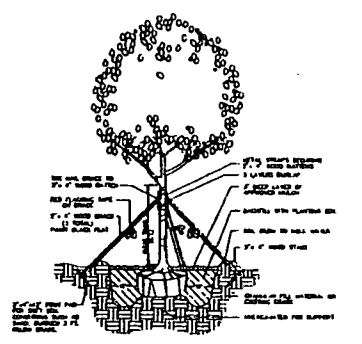
GENERAL LANDSCAPE NOTES

- The Contractor shall visit the site prior to submitting his bid in order to familiarize himself with existing conditions and access.
- Bids shall include removal of all existing plants as designated by the Landscape Architect, ground / soil preparation, and all labor and materials for a complete landscape installation.
- All planted areas shall receive fertilization as per specifications and a minimum cover of 2" depth shaved cypress bark mulch.
- All plants shall be Florida No. 1 Grade, or better, shall be free from pests and diseases, and shall be healthy, vigorous specimens.
- The Contractor shall verify all surface and subsurface utilities before commencing work.
- Guaranty periods shall exist as follows: All Sod, 90 days; All Containerized Materials, 90 days; All Field Grown Materials, 180 days.
- An automatic irrigation system shall be installed / repaired, and shall provide 100% coverage.
- All installation shall be as per Hall & Bell, P.A. Standard Landscape Specifications.
- All existing plant material shall remain protected and undisturbed, unless otherwise designated by the Landscape Architect.
- All trees to be relocated will get root pruned 30 days minimum, (depending on species), prior to relocation. Upon relocation, 30% of the tree canopy shall be thinned out under the direction of the Landscape Architect.
- After relocation or removal of existing trees and palms, tree pits shall be backfilled with planting soil and sodded as required.
- All relocated plant material shall be located and marked in the field by the Landscape Architect.
- Tree holes shall be backfilled with soil as designated on specifications. All planted areas shall receive 4" minimum depth planting soil as designated on specifications. Planting soil mixture shall consist of 1/3 everglades peat, 1/3 sand, 1/3 cypress sawdust and chips.
- All planting beds shall be weed and grass free.
- Sod shall be St. Augustine / Therapont, unless otherwise designated. Sod shall be laid solid with alternating and abutting joints, and with 2" top soil minimum.
- Landscape Contractor shall coordinate his work with the General Contractor, the Irrigation Contractor, and the Electrical Contractor as required.
- Landscape plan shall be installed in compliance with all local codes.
- Planting plans shall take precedence over plant list in case of discrepancies. Landscape Architect shall be notified for direction if situation arises.
- No change shall be made without the prior written consent of the Landscape Architect.
- All materials is subject to availability at time of installation. Substitutions may be made after consultation with Landscape Architect.



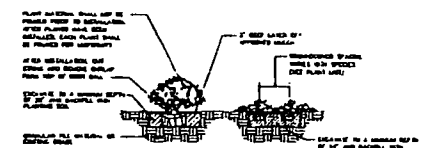
PALM PLANTING DETAIL

N.T.S.



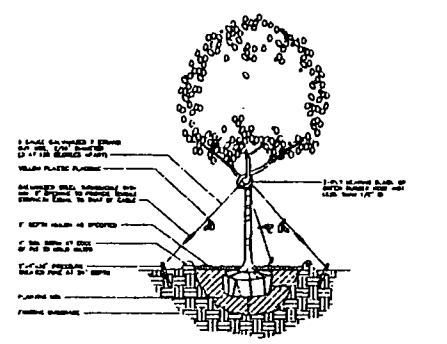
TREE PLANTING & GUYING DETAIL

N.T.S.



SHRUB & GROUNDCOVER PLANTING DETAIL

N.T.S.



SPECIMEN TREE GUYING DETAIL

N.T.S.

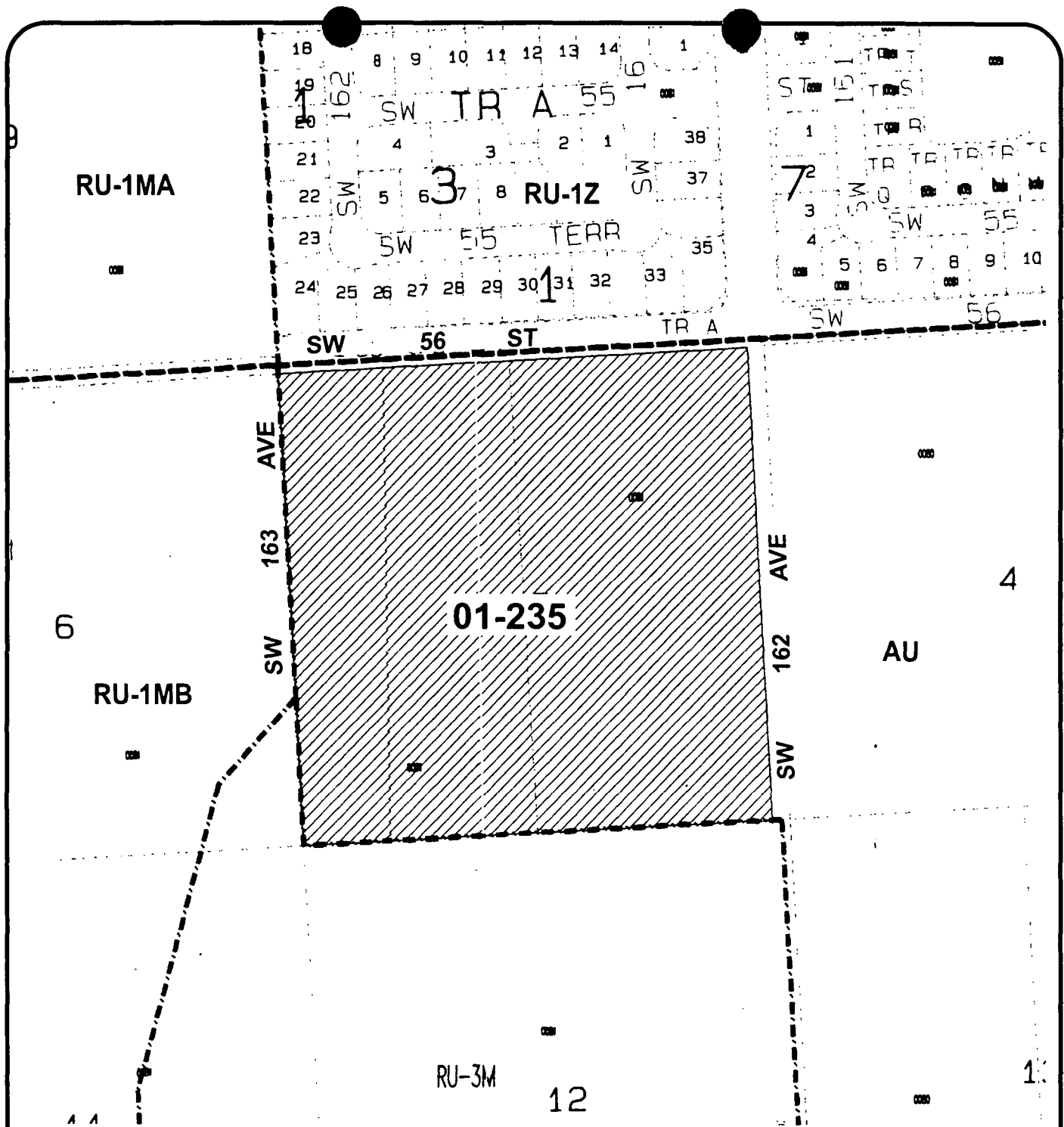
COUNTRYSIDE VILLAS

MIAMI, FLORIDA

PLANTING DETAILS

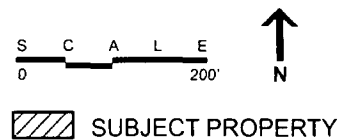
SHEET L-3
DATE: JULY 26, 2001

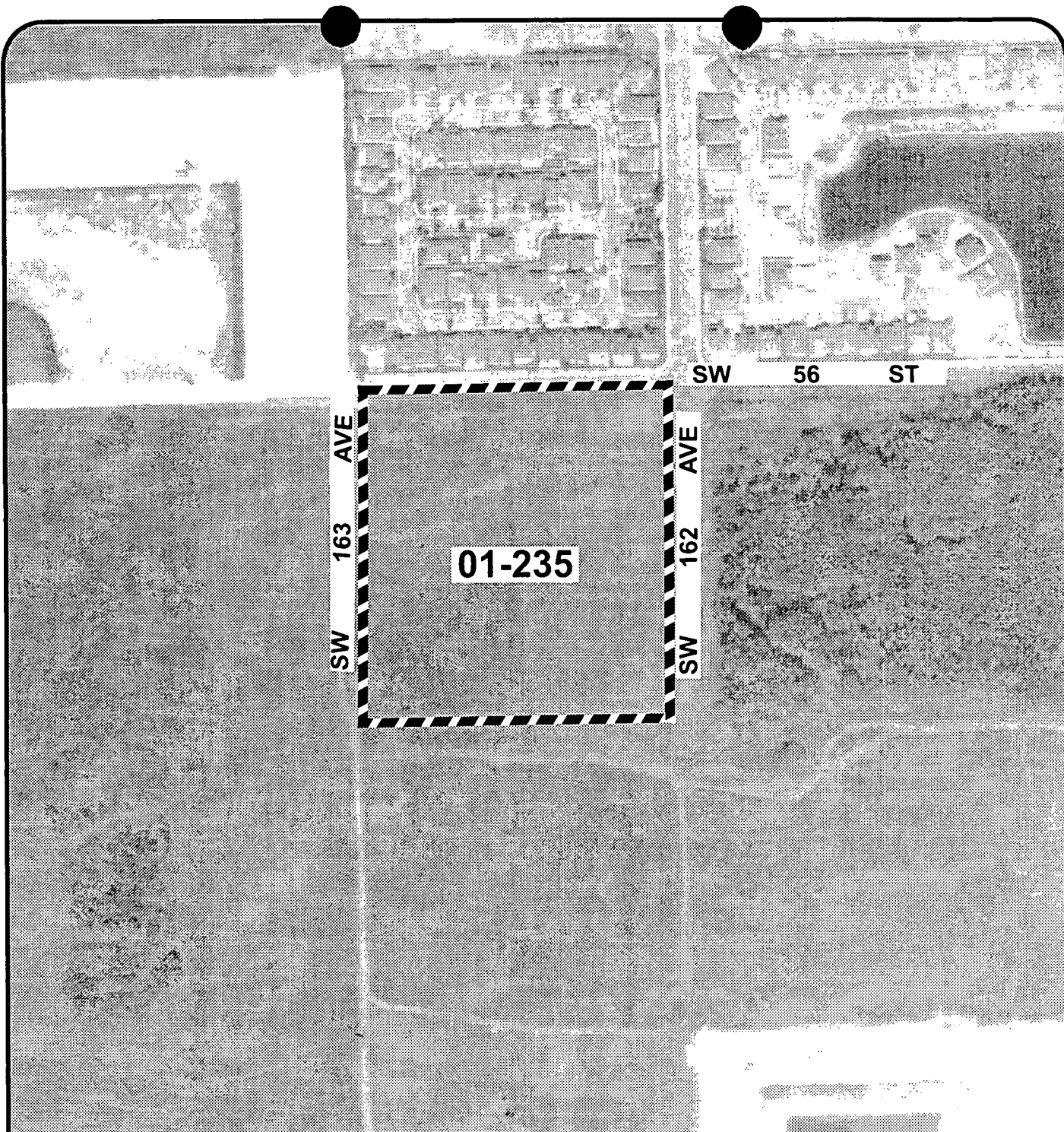
Hall & Bell, P.A.
7220 SW 57th AVENUE SUITE G
MIAMI, FL 33143
(305) 663-6077
(305) 663-6761



**MIAMI-DADE COUNTY
HEARING MAP**

Section: 29 Township: 54 Range: 39
 Process Number: 01000235
 Applicant: WILLIAM P. CALVERT, TRUSTEE
 District Number: 11
 Zoning Board: C11
 Drafter ID: AMERICO
 Scale: 1:200'






**MIAMI-DADE COUNTY
AERIAL**

Section: 29 Township: 54 Range: 39
Process Number: 01000235
Applicant: WILLIAM P. CALVERT, TRUSTEE
District Number: 11
Zoning Board: C11
Drafter ID: AMERICO
Scale: NTS

S C A L E
0 NTS N

 SUBJECT PROPERTY



A. WILLIAM P. CALVERT, TR.
(Applicant)

00-9-CZ11-1 (01-235)
Area 11/District 11
Hearing Date: 4/29/02

Property Owner (if different from applicant) Same

Is there an option to purchase ☒/ lease ☐ the property predicated on the approval of the zoning request? Yes ☒ No ☐

If so, who are the interested parties? G. P. Inv., Inc.

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
-------------	------------------	----------------	--------------	-----------------

NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

TEAM METRO WEST OFFICE

ENFORCEMENT HISTORY

William P. Calvert, Trustee

APPLICANT

The Southwest corner of SW 162
Avenue & SW 56 Street, Miami-
Dade County, Florida

ADDRESS

04/29/02

DATE

01-235

HEARING NUMBER

ENFORCEMENT HISTORY:

- On April 5, 2002, a comprehension inspection revealed that it's overgrown vacant property and is not in violation.

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 11
MOTION SLIP**

Applicant Name: WILLIAM P. CALVERT, TR.

Representative: RAUL PEROLLERA

Objectors: _____

Hearing No. 00-9-CZ11-1 (99-328)

Hearing Date: November 9, 2000

Resolution No. CZAB11-____-00

Motion:

Per Department _____

Standard Conditions: _____

Per DIC _____

Deferred to: IND.

Approved as Requested _____

Withdrawal _____

Denied Without Prejudice _____

Denied With Prejudice _____

Other: _____

Revised plans accepted? YES _____

Covenant accepted? YES _____

	Yes	No	Absent
Gwen E. Calloway	✓		
John Fienberg	✓		
Edward Garcia <u>g</u>	✓		
Rey Martinez			✓
Jackie Nunes <u>M</u>	✓		
Hector M. Varela	✓		

VOTE: 5 TO 0

EXHIBITS: YES _____

NO ✓

County Attorney: Tom Logghe

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 11**

APPLICANT: William P. Calvert, Tr.

PH: Z01-235 (00-9-CZ11-1)

SECTION: 29-54-39

DATE: April 29, 2002

COMMISSION DISTRICT: 11

ITEM NO.: A

=====

A. INTRODUCTION

o **REQUESTS:**

- (1) AU to RU-TH
- (2) SPECIAL EXCEPTION to permit site plan approval for a residential development.
- (3) UNUSUAL USE to permit a lake excavation.
- (4) NON-USE VARIANCE OF ZONING REGULATIONS restricting private parking to adjacent groups of no more than 4 spaces with said groups separated by the use of landscape elements; to waive same.

A plan is on file and may be examined in the Zoning Department entitled "Countryside Villas," as prepared by Cad Studio Architecture, Inc., consisting of 15 sheets; to wit: Sheets A-1, A-1A, A-1B, A-1C and A-2 through A-9; and Sheets L-1, L-2 and L-3 as prepared by Hall & Bell, P.A. all dated received 9/17/01. Plans may be modified at public hearing.

o **SUMMARY OF REQUESTS:**

The requests will allow the applicant to rezone the property from AU, Agricultural District, to RU-TH, Townhouse District, and allow a special exception to permit site plan approval for a proposed townhouse development. The applicant is also requesting an unusual use to permit a lake excavation and a non-use variance to permit adjacent groups of private parking greater than 4 spaces, and separated by landscape elements.

o **LOCATION:**

The Southwest corner of S.W. 162 Avenue and S.W. 56 Street, Miami-Dade County, Florida.

o **SIZE:** 10 Acres

o **IMPACT:**

The residential rezoning of the property will allow the applicant to construct 60 townhouse units on the site where the current zoning will only permit two (2) units. Although the approval of this application will provide additional housing for the community, the resulting increase in density will add to the population in the area, bring more children into the schools, impact water and sewer services, and increase traffic in the area.

B. ZONING HEARINGS HISTORY:

This application was originally filed under public hearing number 99-328, at which time the applicant was requesting a zone change from AU, Agricultural District, to RU-4L, Limited Apartment House District, a special exception to permit site plan approval for a multi-family residential development, an unusual use to permit a lake excavation and a non-use variance to permit a proposed building to setback less than the required distance from the rear property line. The application was finally deferred indefinitely to allow the applicant time to meet with staff and the neighbors and to revise the plans.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **low density residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single-family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
AU; vacant	Residential, 2.5 to 6.0 du
<u>Surrounding Properties:</u>	
NORTH: RU-1Z; single-family residences	Residential, 2.5 to 6.0 du
SOUTH: RU-3M; vacant	Residential, 2.5 to 6.0 du
EAST: AU; vacant	Residential, 2.5 to 6.0 du
WEST: AU; vacant	Residential, 2.5 to 6.0 du

The subject property is approximately 10 acres and is located in a rapidly developing area of southwest Miami-Dade County. The north side of North Kendall Drive and west of S.W. 157 Avenue has been approved for a mixture of residential housing types.

E. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site:

Location of Buildings:

Compatibility:

Landscape Treatment:

Acceptable

Acceptable

Acceptable

Acceptable

Open Space:	Acceptable
Buffering:	Acceptable
Access:	Acceptable
Parking Layout/Circulation:	Acceptable
Visibility/Visual Screening:	Acceptable
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	Acceptable
Signage:	N/A
Urban Design:	N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

The Board shall hear an application for and grant or deny **special exceptions**; that is, those exceptions permitted by regulations only upon approval after public hearing, new uses and **unusual uses** which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.

Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of

the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	Objects
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	28 additional students

H. ANALYSIS:

This application, originally filed under public hearing Z99-328, was deferred indefinitely from the meeting of November 9, 2000, to allow the applicant time to meet with staff and the neighbors and revise the plans. Subsequently, the applicant submitted revised plans under a new public hearing application, number Z01-235. The applicant originally sought a zone change from AU, Agricultural District, to RU-4L, Limited Apartment House District, a special exception to permit site plan approval for a multi-family residential development, an unusual use to permit a lake excavation and a non-use variance to permit a proposed building to setback less than the required distance from the rear property line.

The applicant submitted revised plans on September 17, 2001 and now seeks a zone change from AU, Agricultural District, to RU-TH, Townhouse District and a special exception to permit site plan approval for a proposed townhouse development. The applicant is also requesting an unusual use to permit a lake excavation and a non-use variance to permit adjacent groups of private parking greater than 4 spaces, and separated by landscape elements.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department objects** to this application as it pertains to the fence along S.W. 56 Street, and indicates that same must setback from the safe sight distance triangle as per Section 33-11 of the Miami-Dade County Code. Additionally, said Department indicates that this application will generate **43 PM** daily peak hour vehicle trips the Level of Service of which is at LOS "C" and "D". The proposed development will be bringing an additional 54 students to the area as per the **Miami-Dade County Public Schools (MDCPS)**.

The plans submitted indicate that the proposed residential development will be served by private drives surrounding a lake in the center, with groupings of 4, 5 and 6 townhouse units separated by green areas, with parking spaces in the front of each unit. Staff is supportive of the non-use variance to permit the accompanying adjacent groupings of private parking spaces, and does not feel that the impact of same would be negative to the site since it would be uniform with the design and layout of the townhouse clusters. The rezoning of the property to RU-TH and the proposed townhouse development will provide additional housing for the residents of Miami-Dade County. The CDMP designates this property for low-density

residential, which permits densities ranging from 2.5 to 6.0 dwelling units per acre (dua). Accordingly, the CDMP would permit a maximum of 60 residential units on the 10-acre subject site. Notwithstanding, staff notes that RU-TH zoning would permit a density above the maximum permitted by the CDMP. The proposed 60-unit townhouse development would be **consistent** with the CDMP subject to the Board's acceptance of a covenant limiting the density on the subject property to 6.0 dua, as indicated in the submitted plans. The proposed lake excavation would provide fill for the property as well as an amenity for the residents. Staff is supportive of this application and is of the opinion that the requests made herein will be in keeping with the intent and purpose of the zoning, land use and subdivision regulations. Therefore, staff recommends approval of request #1, subject to the Board's acceptance of the proffered covenant, and approval with conditions of the balance of this application.

I. RECOMMENDATION:

Approval of request #1, subject to the Board's acceptance of the proffered covenant, and approval with conditions of the balance of this application.


J. CONDITIONS:

1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit and/or Certificate of Use and Occupancy; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Countryside Villas," as prepared by Cad Studio Architecture, Inc., consisting of 15 sheets; to wit: Sheets A-1, A-1A, A-1B, A-1C and A-2 through A-9; and Sheets L-1, L-2 and L-3 as prepared by Hall & Bell, P.A. all dated received 9/17/01.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use and Occupancy.
5. That the applicant comply with all the conditions and requirements of the Public Works Department as contained in their Memorandum pertaining to this application.
6. That the applicant comply with all the conditions and requirements of the Department of Environmental Resources Management (DERM) as contained in their Memorandum pertaining to this application.

7. That the applicant comply with all of the conditions of the Miami-Dade Fire Rescue Department's memorandum pertaining to this application.
8. Prior to the approval of any type of plat on the property, the Owner(s) of the property shall submit a Unity of Title agreement to the Department of Planning and Zoning; said agreement shall encumber the entire property described in the plat. Once the Unity of Title agreement has been reviewed and accepted it shall be recorded in the Public records prior to final plat consideration by the Board of County Commissioners. Upon receipt of a written request to release the Unity of Title agreement, the Department will consider the release only after the issuance of a lake excavation permit and the submittal and final approval of the lake excavation as-builts. The lake excavation area shall be shown as a separate tract and appropriately labeled as such on the final plat.
9. That complete lake excavation plans prepared and sealed by a Florida-licensed surveyor and/or professional engineer be submitted to and meet with the approval of the Director upon the submittal of an application for a lake excavation permit; said plans shall be substantially in accordance with that submitted for the hearing entitled "Countryside Villas," as prepared by Cad Studio Architecture, Inc., Sheet A-1, dated received 9/17/01.
10. That the grading, leveling, sloping of the banks and perimeter restoration shall be on a progressive basis as the project develops and the excavation progresses. The applicant will submit "as built" surveys prepared and sealed by a Florida-licensed surveyor and/or professional engineer at final completion of the excavation, or upon request of the Director or the Director of Environmental Resources Management.
11. That the property shall be staked to meet with the approval of the Director and the Director of Environmental Resources Management; said stakes shall be maintained in proper position so that the limits of the excavation, slopes and grade levels may be easily determined.
12. That upon completion of the project, the property shall be restored and left in an acceptable condition meeting with the approval of the Director and the Director of Environmental Resources Management.
13. No material shall be removed from the premises and all excavated material shall be used to improve the property described in the application.
14. That the use of explosives shall be strictly prohibited in connection with the lake excavation operation.
15. That the hours of the lake excavation operation shall be controlled by the Director, except that the applicant shall be permitted to operate between the hours of 7:00 A.M. and 5:00 P.M. on weekdays, Sunday operation and/or other hours of operation than 7:00 A.M. to 5:00 P.M., may be permitted by the Director only if the same does not become a nuisance to the surrounding area.
16. That the lake excavation operation shall be carried on continuously and expeditiously so that the entire project will be completed within twelve (12) months from the date of permit issuance for the proposed lake excavation.

17. If the lake excavation operation is discontinued, abandoned, falls behind schedule or time expires, the existing excavation shall immediately be sloped to conform with the approved plans and the entire operation shall be removed from the premises.
18. That in order to insure compliance with all terms and conditions imposed, a cash or substantially equivalent instrument meeting with the approval of the Director shall be posted with the Department, payable to Miami-Dade County, in an amount as may be determined and established by the Director; said instrument shall be in such form that the same may be recorded in the public records of Miami-Dade County and said instrument shall be executed by the property owner and any and all parties who may have an interest in the land, such as mortgagees, etc.
19. That the applicant obtain an excavation use permit from and promptly renew the same annually with the Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions
20. All excavations shall be completely enclosed by a safety barrier, minimum height of 6 feet, consisting of either orange plastic safety fence or wood slat storm fencing installed on 4" x 4" posts spaced every 10 feet. Said barrier shall be installed prior to issuance of the excavation permit and commencement of excavating and shall remain in place until work is complete and the performance bond is released.
21. All excavations shall be posted every 50 feet with warning signs a minimum of 18" x 18" in size.
22. That seating benches, trees, pedestrian walkways and other amenities shown on the submitted plans be installed prior to the issuance of a Certificate of Completion for the 6th townhouse building group of the proposed townhouse development.
23. That the lake be excavated in its entirety and that no townhouse grouping on the subject property may obtain a final Certificate of Completion until such time as as-built drawings of the entire lake (not portions of the lake) are approved and the on-site irrigation as shown on the submitted plans is completed.
24. That in the event of multiple ownership, a homeowners' association be established in accordance with applicable regulations to assure that all common areas and facilities for use of all residents shall be maintained in a continuous and satisfactory manner, and without expense to the general taxpayer of Dade County. The instrument incorporating such provisions shall be approved by the County Attorney as to form and legal sufficiency and shall be recorded in the public records of Dade County at the time of the recording of the subdivision plat.

DATE INSPECTED: 03/18/02
DATE TYPED: 04/04/02
DATE REVISED: 04/23/02
DATE FINALIZED: 04/23/02
DO'QW:AJT:MTF:TLR


Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning



MEMORANDUM



TO: Diane O'Quinn-Williams, Director
Department of Planning and Zoning

DATE: March 5, 2002

RECEIVED
MAR 07 2002

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

F. Chellington

SUBJECT: C-11 #Z2001000235
William Calvert Tr.
SWC of SW 162nd Avenue & SW 56th Street
UU to Permit a Lake Excavation, S.E. for
Site Plan Approval, U.U. to Permit a Lake
Excavation and N.U.V. of Setback
Requirements
(GU)(5 Ac.)
29-54-39

FROM: Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Wellfield Protection:

The subject property is located within the West Wellfield interim protection area. The West Wellfield is located between SW 72nd Street and Coral Way along theoretical SW 172nd Avenue. The siting of this public water supply wellfield and companion wellfield protection program has been under extensive review by the West Wellfield Policy Advisory Committee (PAC) appointed by the County Manager. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance requires stringent wellfield protection measures that will restrict development within the wellfield protection area.

Since the subject request is for a residential zoning district a covenant prohibiting hazardous materials is not required; however, all development shall comply with the requirements of Section 24-12.1 of the Code.

Water and Sewer Service:

Public water and public sanitary sewers can be made available to this site and connection of any existing or proposed facilities will be required. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

The subject property is located within the Bird Drive Basin. Cut and fill criteria as well as drainage restrictions are in effect within this basin. The plans submitted along with the application comply with the aforesaid requirements. Therefore, DERM may approve the application. The applicant is advised that prior to the approval of additional development orders for this site, the property owner shall submit to the department a properly executed covenant running with the land in favor of Miami-Dade County securing the proposed lake and dry retention areas.

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

An Individual General Environmental Resource Permit from the South Florida Water Management District (SFWMD) will be required for the construction and operation of a surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Positive drainage systems and overland stormwater runoff into any proposed lake are not permitted. Therefore, DERM will require that an earthen berm with a top elevation of one foot above flood criteria be placed along any proposed lake in order to prevent overland discharge of stormwater runoff. A Class II permit would be required for the construction of a drainage system with an outfall to any proposed lake and into a canal.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:

The subject property is located in the Bird Drive Basin, which is a jurisdictional wetland area according to the Code. Therefore, a Class IV Permit and compliance with the North Trail/Bird Drive Everglades Basin Ordinance and plans for mitigation, tree island preservation and fill encroachment/stormwater management criteria will be required before any work can take place on the property. These criteria require on-site stormwater management and a mitigation contribution to fund off-site mitigation to compensate for wetland values lost as a result of the proposed project. However, if the property has had continuous agricultural activity since at least September 3, 1983, the Class IV Permit will not require the applicant to provide biological mitigation to Miami-Dade County for the wetland impacts. In addition, the lake slopes in the Bird Drive Everglades Basin are required to be no steeper than 4:1.

The property is also jurisdictional according to the regulations of the Army Corps of Engineers under SAJ-74. The applicant is advised to contact the Wetlands and Forest Resources Section of DERM at (305) 372-6585 for additional information concerning requirements pertaining to the Class IV and SAJ-74 permits.

In addition, the property may be jurisdictional according to the regulations of the State of Florida Department of Environmental Protection (561) 681-6600 and/or the South Florida Water Management District (1-800-432-2045). It is the applicant's responsibility to contact these agencies for their permitting requirements.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Greg Adkins, Planning Division-P&Z
Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: William Calvert, Tr.

This Department objects to this application.

Redesign lake slope adjacent to SW 162 Ave. and provide 1:7 slope as per Standard Detail R-20.6 of the Public Works Manual.

5 feet wide pathway required throughout development.

The property owner must dedicate 35 feet from fractional line for SW 162 Ave. and 40 feet for SW 56 St. (1/2 R/W).

Dedication of 25 foot radius corner at SW 56 St. and SW 162 Ave.

This land must be platted. The road improvements will be accomplished thru the recording of a plat.

Guardrail required along lake adjacent to SW 162 Ave. and driveways. Lake to be included with plat.

Sidewalk to continue in front of driveways.

Provide paved public access to this site.

The use of explosives in this area is strictly prohibited.

Please notify applicant that the subject property is located within two miles of a rock mining operation where blasting is permitted.

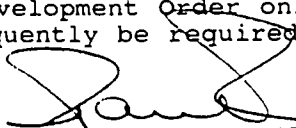
The near-by blasting site is Rinker Krome North located at 8800 SW 177 Ave.

The subject site is located approximately 8,000 feet from the near-by blasting site - Rinker Krome Quarry.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 73 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
9275	SW 56 St. w/o SW 147 Ave.	C	C
9664	SW 72 St. w/o SW 147 Ave.	E	E
9665	SW 72 St. w/o SW 152 Ave.	E	E

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.


Raul A. Pino, P.L.S.

Date JUN 02 2000

METRO-DADE FIRE RESCUE DEPARTMENT
ZONING COMMENTS

(REVISED)

C-11

C-11

Hearing Number: 01-235 Service Impact: ✓ Yes No

Location: SWC OF SW 162 AVE. & SW 56 ST.

Recommendation: No objection
No objection with condition(s) ✓
Denial

Condition: see below

Estimated number of alarms generated annually by application: 10

If there is an impact, below is the service availability:

Station District 37 Grid 1657 (DU/SF) COO Occupancy Type 2

Impact of additional calls on closest station: ☐ Minimal Impact.

☒ Moderate Impact. Planned station(s) will mitigate impact.

Planned Service to Mitigate:

Service	Location	Year To be Completed
<u>INT'L GARDENS #6-1</u>	<u>SW 8 ST. & SW 127 AVE.</u>	<u>2003</u>
<u>TRAIL #6-4</u>	<u>SW 10 ST. & SW 152 AVE.</u>	

ACCESS:

Description of Concern(s):

- ☒ Fire Engineering & Water Supply Bureau site plan review and approval required.
- ☐ Gates must have a minimum width of 15 feet and must include a lock box containing a switch or lever to activate the gate for Fire Department use, or manned 24-hour guard house.
- ☒ Access lanes are to be a minimum of 20 feet wide with a vertical clearance of 14 feet.
- ☒ A minimum outside turning radius of 58 feet, and a minimum inside turning radius of 36 feet is required.

OTHER CONCERN(S):

Reviewed by: Carlos Heredia

Phone: (786) 331-4544

Date: October 15, 2001

Revised 8/20/01



Miami-Dade County Public Schools

giving our students the world

*District Director
Ana Rijo-Conde*

*Miami-Dade County School Board
Perla Tabares Hantman, Chair
Dr. Michael M. Krop, Vice Chair
Frank J. Bolaños
Frank J. Cobo
Dr. Robert B. Ingram
Betsy H. Kaplan
Manty Sabatés Morse
Dr. Marta Pérez
Dr. Solomon C. Stinson*

April 24, 2002

Ms. Ruth Ellis Myers, Acting Supervisor
Miami-Dade County
Department of Zoning Evaluation
111 N.W. 1 Street, Suite 1110
Miami, Florida 33128

*Superintendent
of Schools
Merrett R. Stierhaim*

**Re: William Calvert, Trustee-Application No. 99-328
Southwest corner of SW 56 Street and SW 162 Avenue**

RECEIVED
APR 24 2002

Dear Ms. Myers:

DADE CO. BLDG. & ZONING DEPT.
ZONING EVALUATION SECTION

Please accept this letter as an expression of concern from the Miami-Dade County Public Schools (School District), over the impact of the above referenced development on the School District's public schools. Based on current attendance boundaries, the proposed development would be served by Bowman F. Ashe Elementary, Howard A. Doolin Middle, Felix Varela Senior High and Miami Sunset Senior High (see attached). **All of the impacted schools are over capacity, based on the data provided by the Office of Information Technology.** Please see attached analysis.

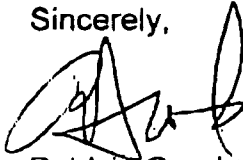
Please note that both a middle school (S/S "VV1" -Lamar Louise Curry Middle) and a high school (S/S "PPP"-John A. Ferguson Senior) are under construction at SW 47th Street and S.W. 157th Avenue and at SW 56th Street and SW 162nd Avenue, respectively; the anticipated completion dates for same are Fall of 2003 and Fall of 2004, respectively. Although it is possible that these schools will serve all or a portion of this general area, the attendance boundaries have not yet been established; as such, assurances cannot be provided by the School District that the proposed schools will help to alleviate the impacts of the proposed development.

In accordance with established School Board policy, this letter should not be construed as commentary on the merits of the pending zoning application. Rather, it is an attempt to provide relevant information to the Community Council on the public schools that will likely serve the proposed development.

Ms. Ruth Ellis Myers
April 24, 2002
Page Two

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patricia Good', with a stylized, flowing script.

Patricia Good
Coordinator III

PG:am
G-3651
Attachment

cc: Ms. Suzanne Marshall
Mr. Delio G. Diaz
Ms. Ana Rijo-Conde

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 99-328, William Calvert, Trustee

REQUEST: Zone change from GU to RU-TH

ACRES: 10 acres

LOCATION: Southwest corner of SW 56 Street and SW 162 Avenue

UNITS: 60 townhouse units

**ESTIMATED
STUDENT
POPULATION:** 28 students

ELEMENTARY: 15

MIDDLE: 7

SENIOR: 6

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Bowman Foster Ashe Elementary -6601 SW 152 Avenue

MIDDLE: Howard A. Doolin Middle - 6400 SW 152 Avenue

SENIOR HIGH: Felix Varela Sr. (Grades 9-11) - 15255 SW 96 Street
Miami Sunset Sr. (Grade 12) - 13125 SW 72 Street

The following population and facility capacity data are as reported by the Office of Information Technology, as of March 23, 2002:

	STUDENT POPULATION	PERMANENT UTILIZATION	UTILIZATION FISH DESIGN CAPACITY	UTILIZATION PERMANENT AND RELOCATABLE PROGRAM CAPACITY
		(1)	(2)	(3)
Bowman F Ashe Elem.	1222	110%	94%	92%
Howard A. Doolin Mld.	2034	168%	141%	131%
Felix Varela Sr.	3524	144%	N/A	138%
Miami Sunset Sr.	3548	132%	89%	94%

1) Ratio of total students to permanent student stations

2) Ratio of total students to permanent and relocatable (portables) student stations

3) Ratio of total students to permanent and relocatable (portables) student stations after programmatic changes

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2001:

Bowman F. Ashe Elementary:

Access to computers:

In each classroom, in special computer labs and media center

Capital Improvements since 1990:

None

Recognition for Academic Achievement:

Silver Award for Notable School Performance

Special Programs:

Before and After-school care and Enrichment classes

Lunch schedule:

Begins at 10:15 a.m.

Non-instructional space utilized for instructional purposes:

None

Teachers required to float/travel:

Spanish S/SL

Howard A. Doolin Middle:

Access to computers:

In each classroom, special
computer labs and media center

Capital Improvements since 1990:

None

Recognition for Academic Achievement:

None

Special Programs:

After-school care

Lunch schedule:

Begins at 11:30 a.m.

Non-instructional space utilized for
instructional purposes:

Auditorium and Media Center

Teachers required to float/travel:

ESOL, Mathematics, and Fine
Arts

Felix Varela Senior High:

Access to computers:

In each classroom, in special
computer labs and in the Media
Center

Capital Improvements since 1990:

None

Recognition for Academic Achievement:

None

Special Programs:

Vocational classes

Lunch schedule:

Begins at 10:40 a.m.

Non-instructional space utilized for
instructional purposes:

Auditorium, Cafeteria, and
Storage rooms

Teachers required to float/travel:

Foreign Language, English, Math,
ESOL, Social Studies and
Science

Miami Sunset Senior High:

Access to computers:	In each classroom, in special computer labs and in the Media Center
Capital Improvements since 1990:	None
Recognition for Academic Achievement:	Top 100 schools based on AP test scores
Special Programs:	Magnet programs
Lunch schedule:	Begins at 10:35 a.m.
Non-instructional space utilized for instructional purposes:	Auditorium, Library, Book rooms, Teachers dining room, Office
Teachers required to float/travel:	None

PLANNED RELIEF SCHOOLS IN THE AREA (information as of March 2002):

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
Lamar L. Curry Middle	Design	Fall/2003
John A. Ferguson Sr.	Design	Fall/2004

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$163,324.

CAPITAL COSTS: Based on the 1994-95 Educational Facilities Impact Fee Study, construction costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	15 x	\$ 11,790	=	\$ 176,850
MIDDLE	7 x	\$ 12,232	=	\$ 85,624
SENIOR	6 x	\$ 18,619	=	\$ 111,714

Total Potential Capital Cost	\$ 374,188
------------------------------	------------

The School Board's estimated capital costs are based upon the actual costs of land acquisition, land development and construction of elementary, middle or senior high school facilities. Such costs do not include furniture, fixtures or equipment, buses or other capital costs.

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity]

CORPORATION NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

William P. Calvert, Trustee

TRUST NAME

NAME AND ADDRESS

Percentage of Interest

William P. Calvert, Trustee *

66 1/3

Stephen H. Siegel *

16 2/3

Ilene Eber *

16 2/3

* c/o Robert Eber, Esquire

10761 S.W. 104th Street

Miami, Florida 33176

If the property which is the subject of the application is owned or l. by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of partnership, including general and limited partners. [Note: where partner(s) consist of another partnership(s), corporation(s) trust(s) other similar entities, further disclosure shall be required wh. discloses the identity of the individual(s) (natural persons) having t. ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME AND ADDRESS

Percentage of Ownership

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

G.P. Investments, Inc.
NAME

NAME, ADDRESS, AND OFFICE (if applicable)

Percentage of Interest

<u>Guillermo Perez, president</u>	<u>100%</u>
<u>12879 SW 61 TERR</u>	

Date of contract: July 8th 1999

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature:
(Applicant)



William P. Calvert

worn to and subscribed before me,

his 11th day of August, 1999

(SEAL)




Notary Public, State of Florida at Large

Colleen Carman

My Commission Expires: 9.20.2000

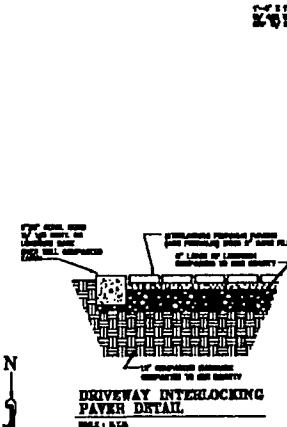
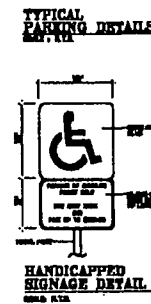
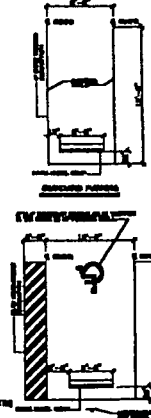
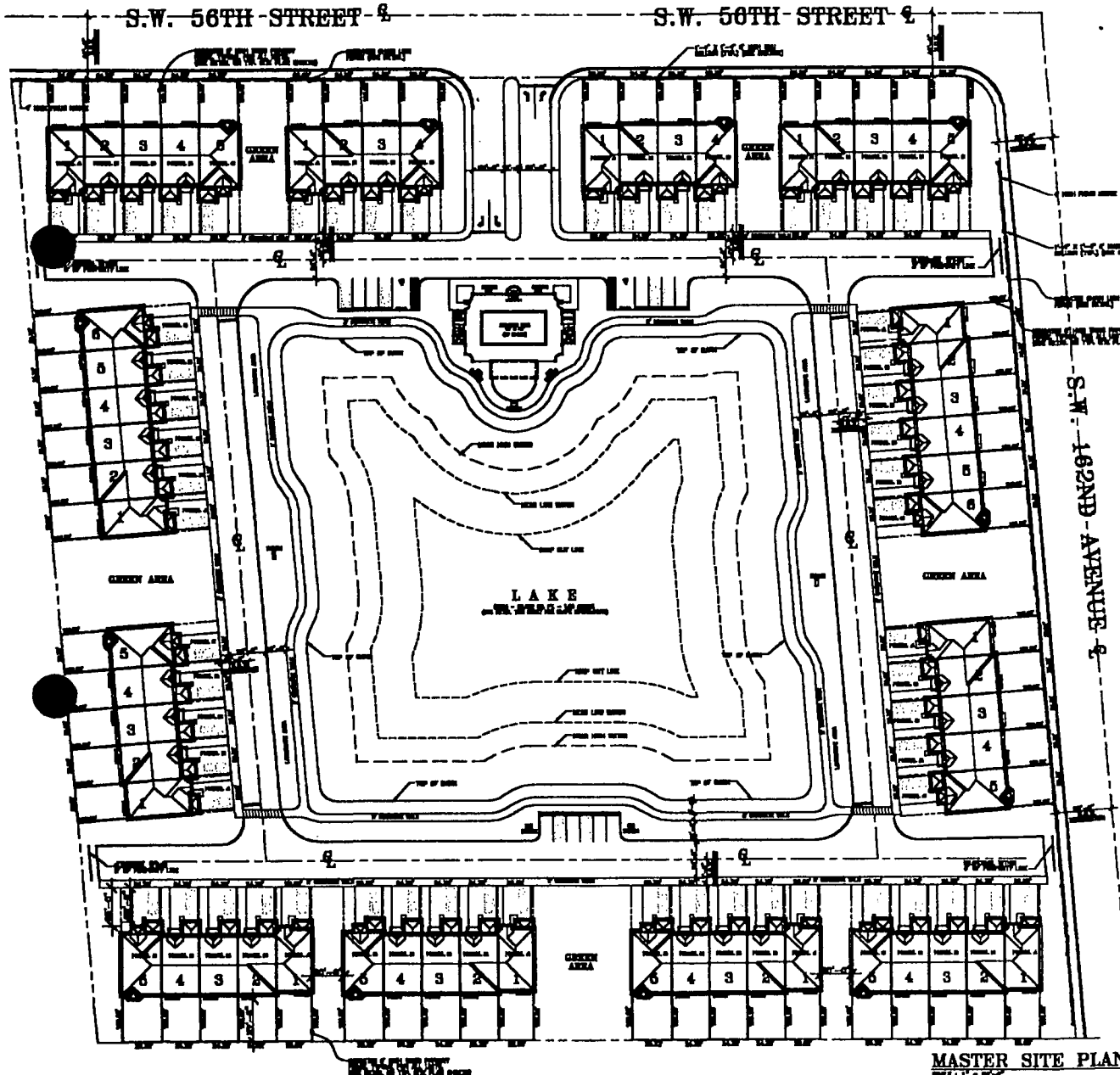
Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

RECEIVED
201-235
SEP 17 2001

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY LS

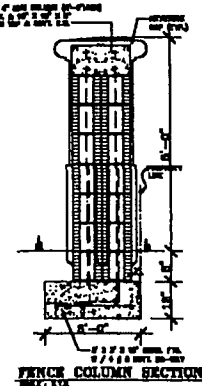
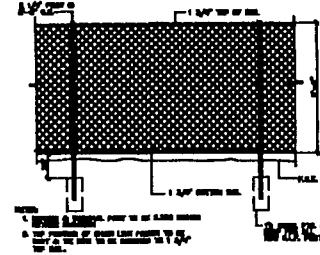
27



NOTE:
FOR TYPICAL UNIT INFORMATION,
SEE SHEETS A-1A, A-1B, & A-1C

SITE CALCULATIONS

ITEM	DESCRIPTION	AMOUNT
1	TOTAL LOT AREA	1.00 AC.
2	MINIMUM LOT AREA	0.75 AC.
3	MINIMUM LOT AREA	0.75 AC.
4	MINIMUM LOT AREA	0.75 AC.
5	MINIMUM LOT AREA	0.75 AC.
6	MINIMUM LOT AREA	0.75 AC.
7	MINIMUM LOT AREA	0.75 AC.
8	MINIMUM LOT AREA	0.75 AC.
9	MINIMUM LOT AREA	0.75 AC.
10	MINIMUM LOT AREA	0.75 AC.
11	MINIMUM LOT AREA	0.75 AC.
12	MINIMUM LOT AREA	0.75 AC.



CAD STUDIO
ARCHITECTURE INC.
REGISTERED ARCHITECT NO. 140000000

COUNTRYSIDE VILLAS

OWNER: WILLIAM P. GUYRE
400 S.W. 17TH AVE.
MIAMI, FL 33134
TEL: 305-371-1111
FAX: 305-371-1112

DESIGNED BY: [Signature]
DRAWN BY: [Signature]
CHECKED BY: [Signature]
PROJECT NO.: [Signature]

DATE: 7/18/01

Sheet No. A-1

BY

SOL. AT THIS SITE IS SAID TO BECOME NECESSARY TO SUPPORT THE DESIGN LOAD OF BRIDGE PIER. AFTER EXCAVATION DRAINED AND GRADED LOTTERY WILL BE SUBMITTED BY THE ARCHITECT ON THE BEHAVIOR ATTEMPTING THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATION CONDITIONS ARE SUFFICIENT TO BEAR UPON WHICH THE DESIGN IS BASED ON.

BY



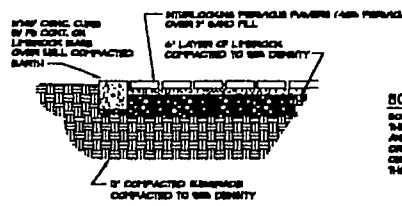
CLIPPING NOTE:
FOR A CLIPPING TO BE TAKEN INTO CONSIDERATION FOR
REPRODUCTION, PLEASE SEE ARCHITECTURAL
DEPT. PLAN

-

LOCATION SKETCH



TYPICAL WOOD FENCE DETAIL



date 7/19/88 7/19/88
 learned _____
 drawn _____
 checked _____
 project no. _____

201-235
SEP 17 2001

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

31

**CAD STUDIO
ARCHITECTURE, INC.**
REGISTRATION # : A000000000

COUNTRYSIDE VILLAS MODEL A

WILLIAM P. CARTER
400 N.W. 10TH AVE.
SUITE 400
MIAMI, FL. 33134
(305) 325-0408

drawn _____ of _____
abstracted _____ AS _____
project no. _____

sheet no.
A-2
2 of 3

PRICE RATINGS DESCRIPTION :
TABLE 27-A, ITEM 48.1777
1" x 2" BUSH STAIN AT 1" O.D. 1/2" O.D. OTHER DIMENSIONS
APPROX. 100% ON HAND DATED 1/1/74 (100%)
1" O.D. 1/2" BUSH STAIN ON HAND DATED 10 FEB 67.10.

[illegible]

NOTE

ALL GLASSES FUSED GLASS IN THE SUPPLY OF CHINA HOUSEHOLD

NOTE :
SOL. TO BE TYPED/WRITTEN
AS PER SECTION 201.2.0

ATTIC ACCESS DETAIL
N/A

BY _____

LS

FORTY

STUDY 1

FRONT ELEVATION

REAR ELEVATION

MODEL A FLOOR PLAN

AREA CALCULATIONS:	
QUANTITY FLOOR AND AREA:	QUANTITY SQ. FT.
QUANTITY FLOOR AND AREA:	QUANTITY SQ. FT.
TOTAL SQ. AREA:	WALLING SQ. FT.
1.000 SQUARE AREA	WALLING SQ. FT.
QUANTITY SURFACE	WALLING SQ. FT.

ROOM	FINISH	SCHEDULE
------	--------	----------

DOOR		SCHEDULE	
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32
33	34	35	36
37	38	39	40
41	42	43	44
45	46	47	48
49	50	51	52
53	54	55	56
57	58	59	60
61	62	63	64
65	66	67	68
69	70	71	72
73	74	75	76
77	78	79	80
81	82	83	84
85	86	87	88
89	90	91	92
93	94	95	96
97	98	99	100

[illegible][illegible]


ALL CLERKS AND HOLERS SHALL HAVE SAFE FROM AN ADJACENT ROOM (TYPE
A T-OF HIGH TLR AT 220 AND SHOWN ENCLASSED (TYPE

Architectural floor plan of the second floor of a building. The plan shows a complex layout of rooms, corridors, and structural elements. Key areas include a large central hall, several bedrooms (Bedroom 1, Bedroom 2, Bedroom 3), a bathroom, a kitchen, a living room, a dining room, a car garage, and a rear porch. The plan is annotated with numerous dimensions, room names, and structural notes. A detailed view of a specific area is shown in a separate inset at the bottom left.



GROUND FLOOR

SECOND FLOOR

GARAGE DOOR
JAMB DETAIL



~~PLAN FOR THE YEAR~~
~~WINTER 19~~



45

32

**CAD STUDIO
ARCHITECTURE, INC.**
REGISTRATION # : A00000000



COUNTRYSIDE VILLAS MODEL B

2-2-1111-1000

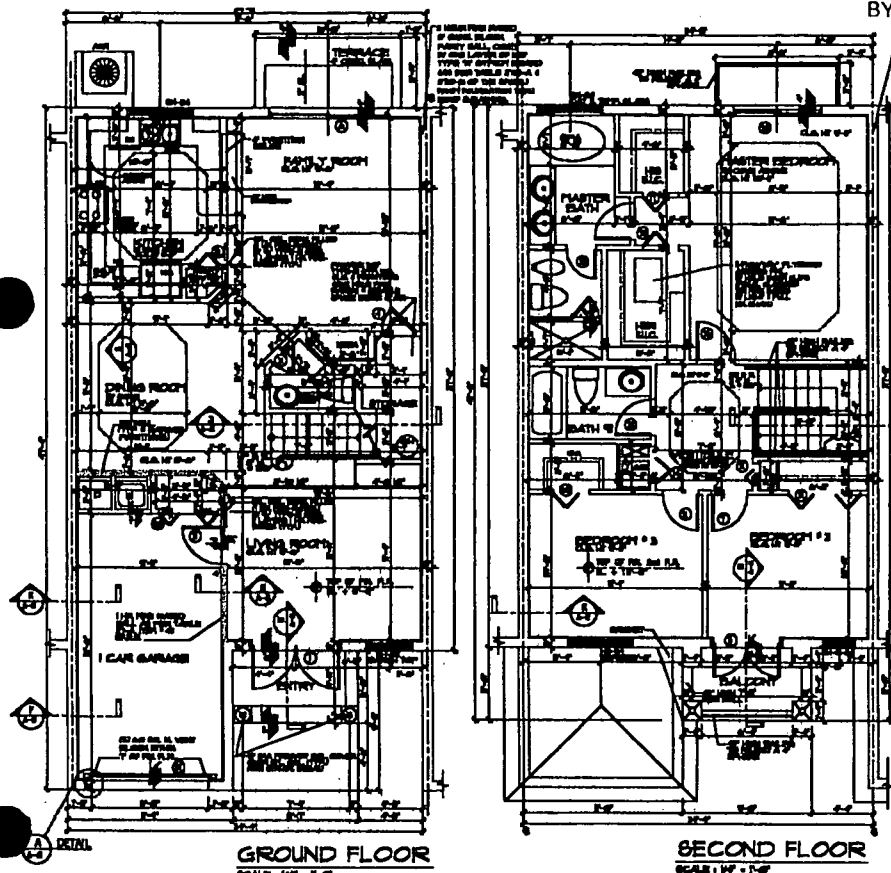
OFFICE:
WILLIAM P. CADDEN
400 S.W. 10TH AVE.
SUITE 400
MIAMI, FL. 33174
(305) 325-0403

4/29/81
 received
 turned
 drawn
 checked
 4/29/81

ਸਰੋਤ:

A-3

2 of 3

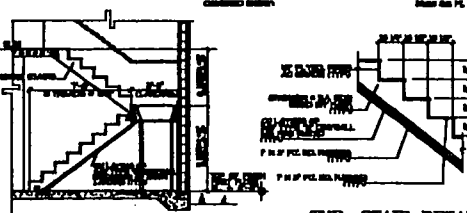


GROUND FLOOR

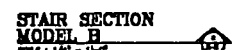
SECOND FLOOR



GARAGE DOOR
JAMB DETAIL



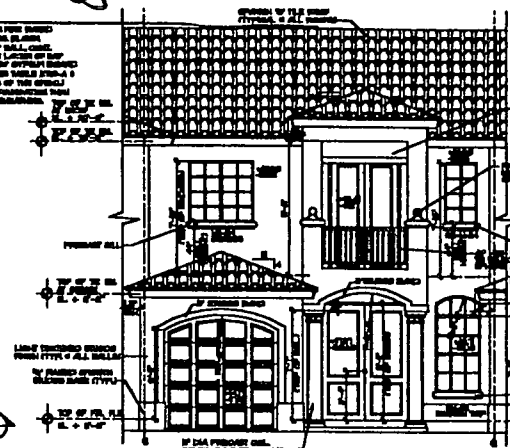
TYP. STAIR DETAIL



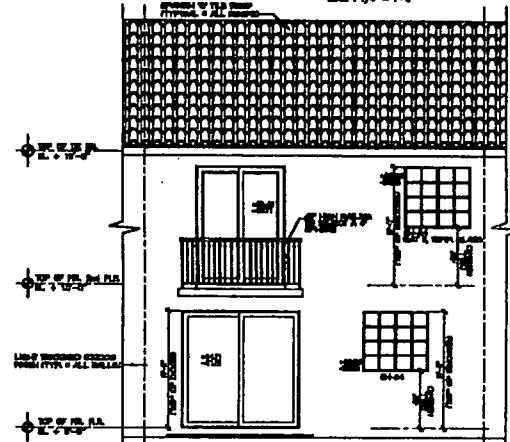
STAIR SECTION
MODEL B



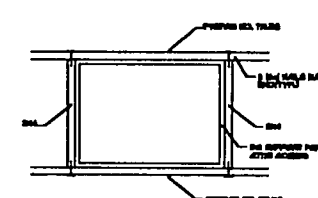
PLAN VIEW OF STAIRS



FRONT ELEVATION



REAR ELEVATION



ATTIC ACCESS DETAIL

FIRE RATING DESCRIPTION :
TABLE 27-A, ITEM 42(TYP)
F X OF WOOD CLAD AT 16' O.C. W/ 2" STAIN, BURNED
WOOD VENEER, OR MORE, BUILT UP 1/2" SECTION MIN.
F O.C. W/ 2" MIN. OF WOOD BURNED AS PER 27-A.

NOTE - ALL INQUIRIES REGARDING THE SUPPLY OF 107MM
OR OTHER MISSILES ARE BEING RESPONSIBLY FROM
THE OFFICE CURRENTLY THE USE OF TOWS AND FRODO
CLAREN OFFICERS OF THE LINE TOWNSHIP OFFICE IN 197
US AIR PL. IN APRIL THE SUPPORT OF THE OFFICERS
AND FROM TOWNSHIP OFFICE THE PLANNING.

NOTE - ENTRY CLASST CHAIN LOCK SHALL BE SEEN THROUGH GLASSPORT AND OPEN THE CHAIN FROM UNDER THE CLASST AS PER 1004.00

ENTRY INDOOR CHAIN LOCK SHALL BE CONSIDERED TO PERMIT THE OPENING OF THE LOCKED CHAIN FROM THE GLASSPORT OR AN APPROPRIATE AS PER 1004.00

NOTE

**ALL EXPENSE PAID CLASS IS TO
SUPPLY IN SECTION 2000 SPECIAL.**

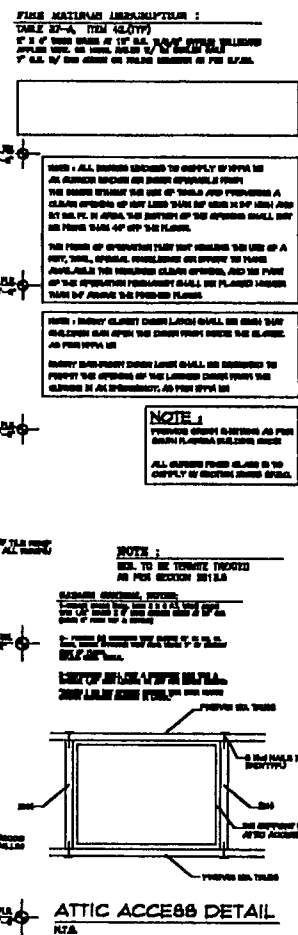
KOTU :

ALL TO BE TAKEN FROM THE
AS FOR OTHERS, SEE 124

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BY LS

Case No.	Year	Age	Sex	Occupation	Marital Status	Education	Religion	Political Party	Other
1	1940	25	M	Farmer	Married	High School	Methodist	Democrat	
2	1941	30	F	Homemaker	Married	High School	Catholic	Democrat	
3	1942	28	M	Teacher	Single	College	Episcopal	Democrat	
4	1943	35	F	Homemaker	Married	High School	Catholic	Democrat	
5	1944	22	M	Student	Single	College	Methodist	Democrat	
6	1945	32	F	Homemaker	Married	High School	Catholic	Democrat	
7	1946	27	M	Teacher	Single	College	Episcopal	Democrat	
8	1947	33	F	Homemaker	Married	High School	Catholic	Democrat	
9	1948	29	M	Teacher	Single	College	Methodist	Democrat	
10	1949	31	F	Homemaker	Married	High School	Catholic	Democrat	



1

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TYPE	MATERIAL	ENGINE	THRU
1	2	3	4

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4 of 2

A-2

sheet 2

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	drawn	grt	
	checked	AR	

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

Overall Dimensions: 34'-0" x 48'-0"

Rooms and Dimensions:

- Bedroom: 11'-0" x 11'-0"
- Bedroom: 11'-0" x 11'-0"
- Bedroom: 11'-0" x 11'-0"
- Bedroom: 11'-0" x 11'-0"
- Bath: 5'-0" x 7'-0"
- Garage: 11'-0" x 11'-0"
- Porch: 11'-0" x 11'-0"

TYP. STAIR DETAIL
Scale: 1/4" = 1'-0"

Stair Dimensions:

- Run: 11'-0"
- Rise: 7'-0"
- Total Height: 11'-0"

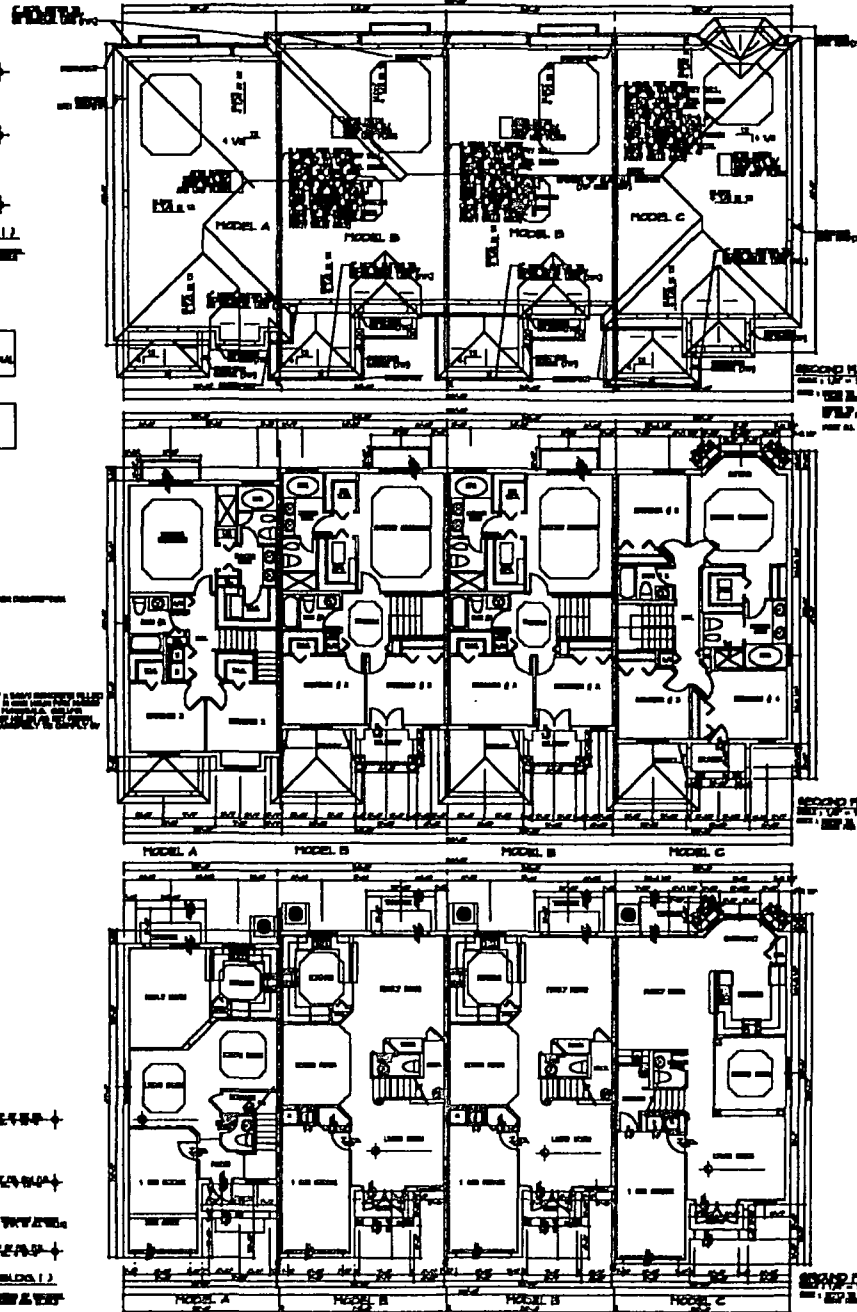
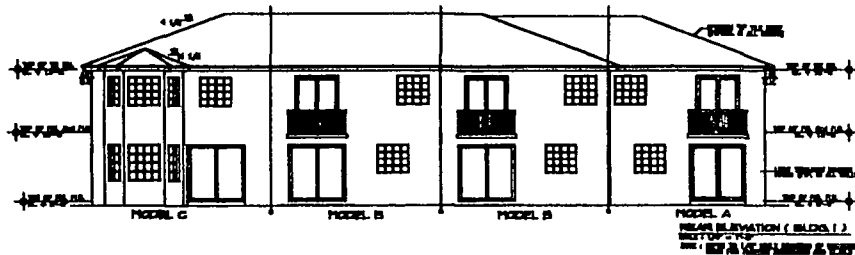
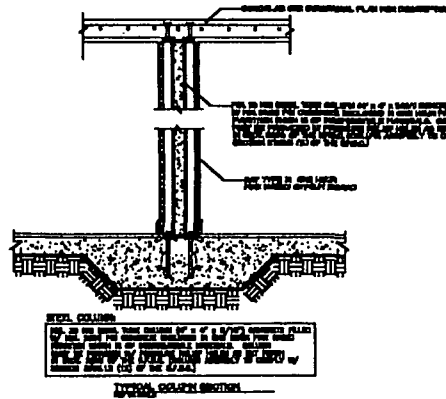
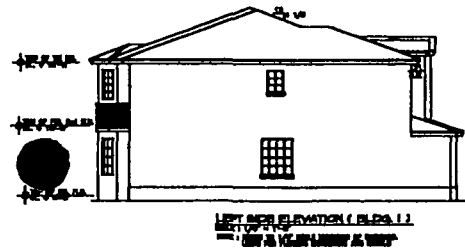
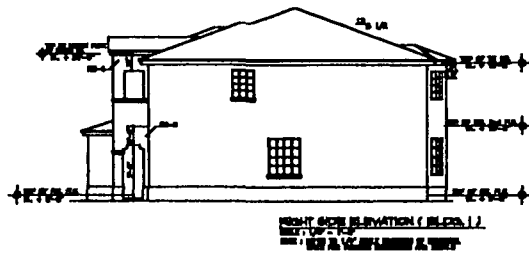
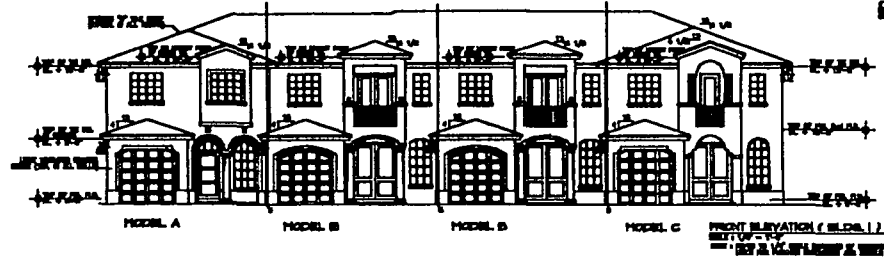
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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY CS

34



CAD STUDIO
ARCHITECTURE, INC.
RESIDENTIAL & COMMERCIAL



COUNTRYSIDE VILLAS
BUILDING TYPE I

DATE: 01/20/01 PROJECT NO. 01-001

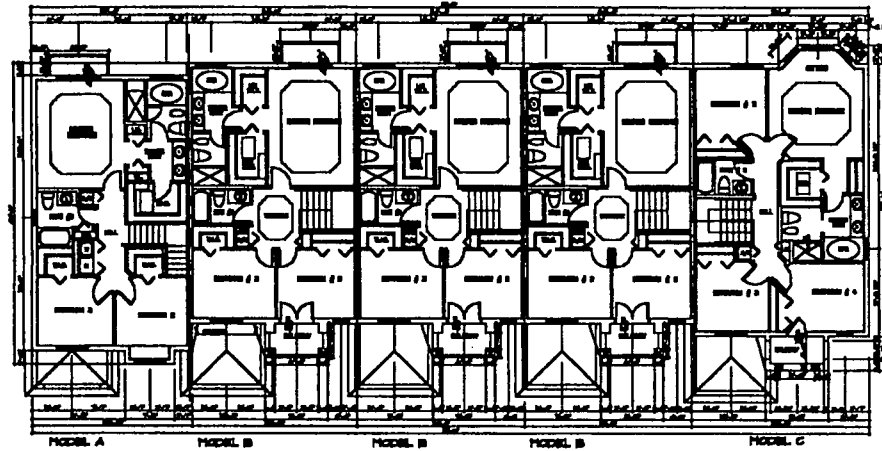
DESIGNED BY: WILLIAM F. CHAFFIN
CHECKED BY: JAMES L. CHAFFIN
PROJECT NO. 01-001

Sheet No. A-5
of 5

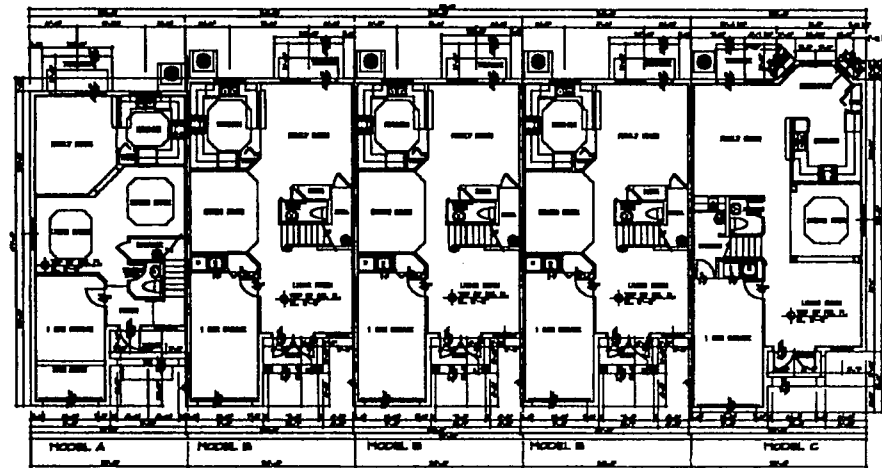
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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY LS



SECOND FLOOR PLAN (SHEET II)
BY J. V. LAMBERT & ASSOCIATES



GROUND FLOOR PLAN (SHEET II)
BY J. V. LAMBERT & ASSOCIATES

35

CAD STUDIO
ARCHITECTURE, INC.
INCORPORATED IN ARIZONA



COUNTRYSIDE VILLAS
BUILDING TYPE II

REVISIONS FOR:

OWNER:
VILLAS P. CLAYTON
6000 N. W. 11th Ave.
Miami, FL 33147
(305) 555-1111

DATE: 11/20/00
DESIGNED BY: J. V. LAMBERT
CHECKED BY: J. V. LAMBERT
PROJECT NO.: 00-001

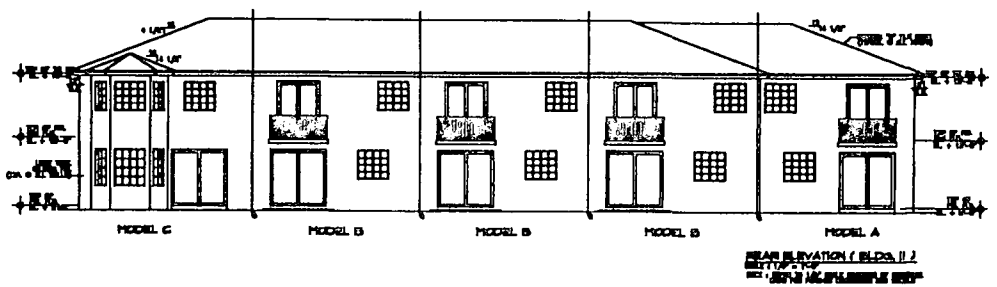
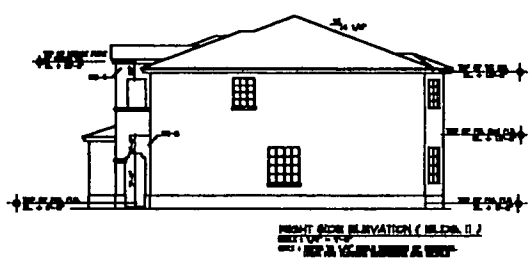
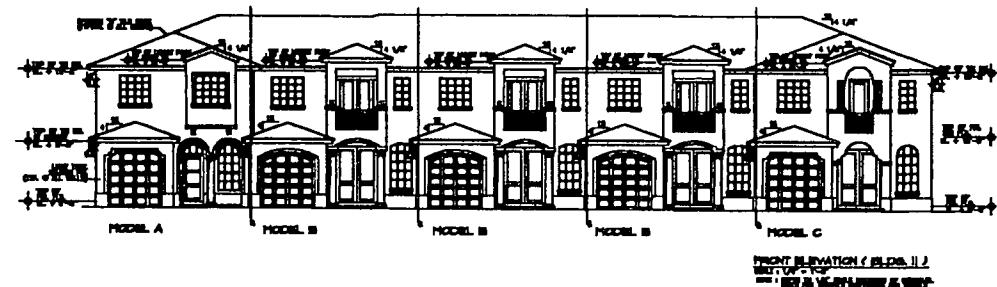
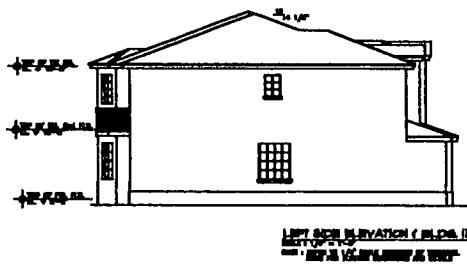
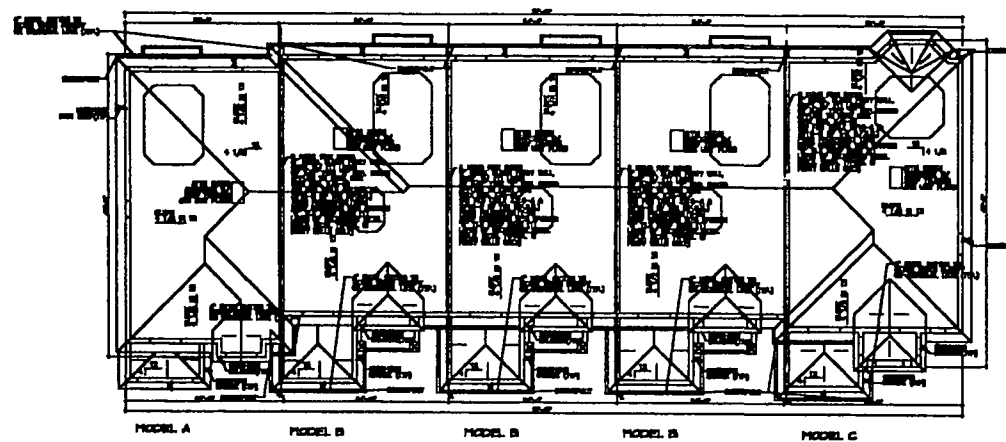
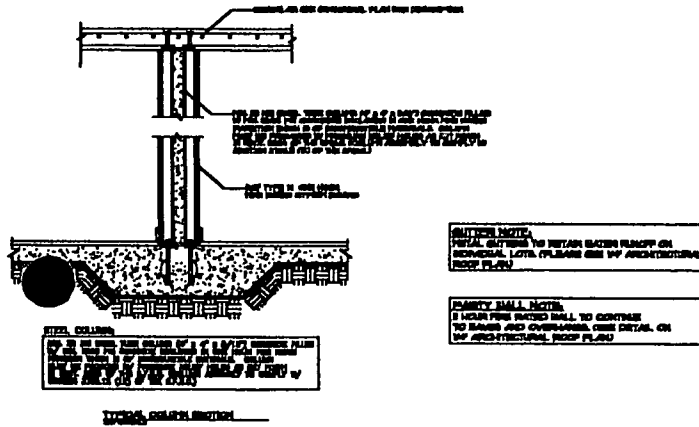
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MIAMI-DADE PLANNING AND ZONING DEPT.

BY LS

36



CAD STUDIO
ARCHITECTURE, INC.
INCORPORATED IN FLORIDA

COUNTRYSIDE VILLAS
BUILDING TYPE II

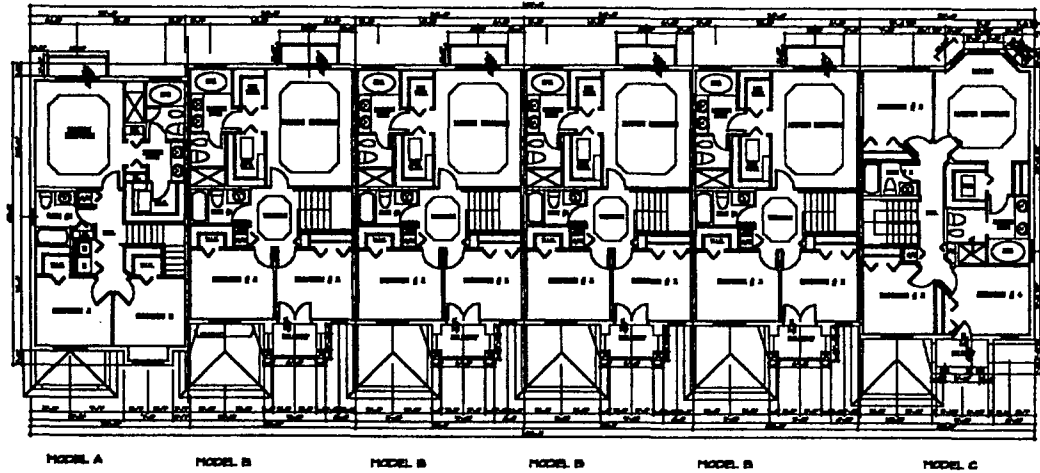
DATE: 9/10/01
DRAWN BY: J. L. L. L.
CHECKED BY: J. L. L. L.
PROJECT NO.: 2001-001

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201-235
SEP 17 2001

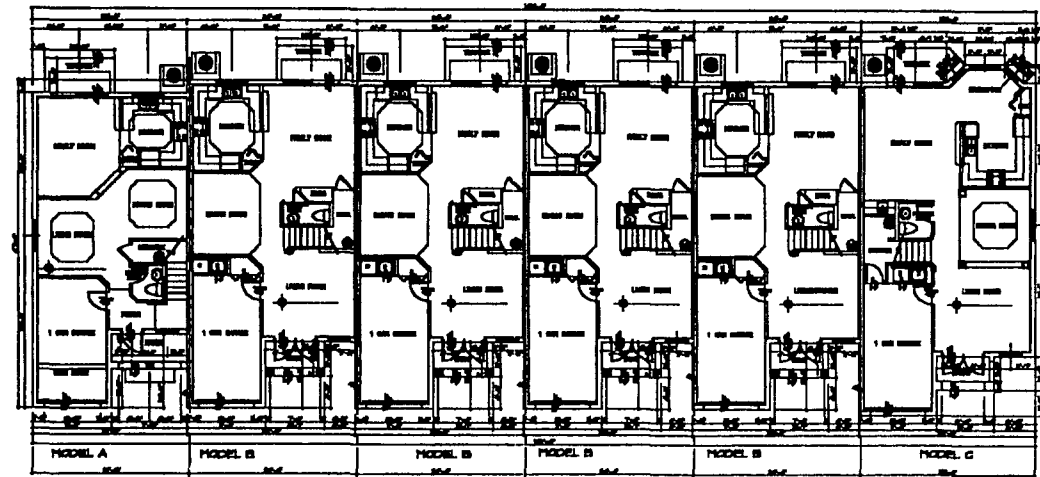
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY LS

37



SECOND FLOOR PLAN (FIELD II)
REVISED 10/15/00



GROUND FLOOR PLAN (FIELD II)
REVISED 10/15/00

CAD STUDIO
ARCHITECTURE, INC.
REGISTRATION # 140000000



COUNTRYSIDE VILLAS
BUILDING TYPE III

REVISIONS FOR:

OWNER:
WILLIAM F. CALDWELL
400 SW 10TH AVE
MIAMI, FL 33134
(305) 358-0000

Date: 11/15/00

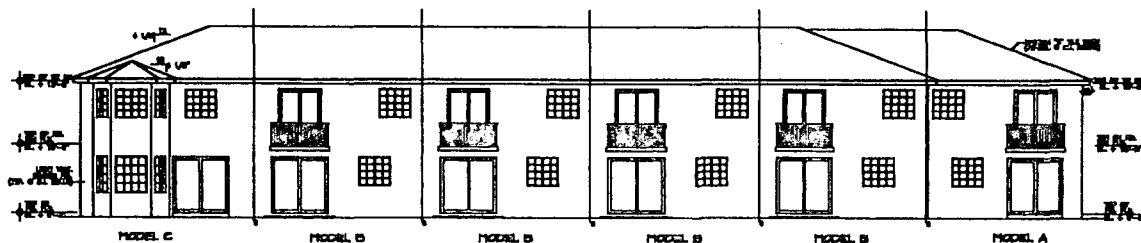
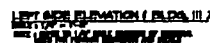
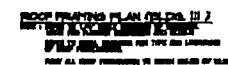
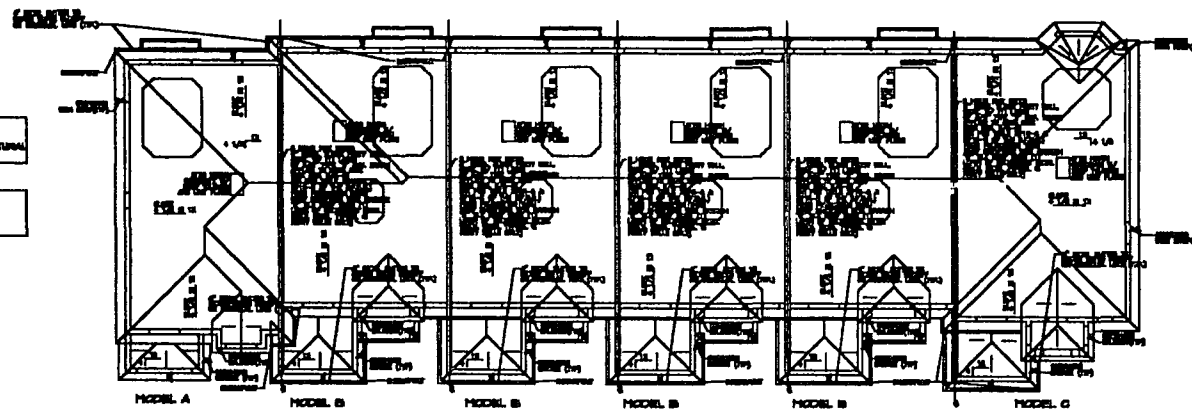
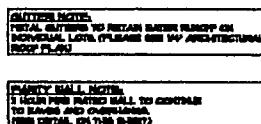
Issued: _____
Drawn: _____
Checked: _____
Project No. _____

Sheet No.

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38

BY LS



RECORDING NO :
COUNTRYSIDE VILLAS
BUILDING TYPE III

REMARKS:

WILLIAM P. CAMPBELL
450 S.W. 10TH AVE.
SUITE 420
MIAMI, FL. 33136
305-385-0428

4/28/85

sheet no.
A-9
1 of 1

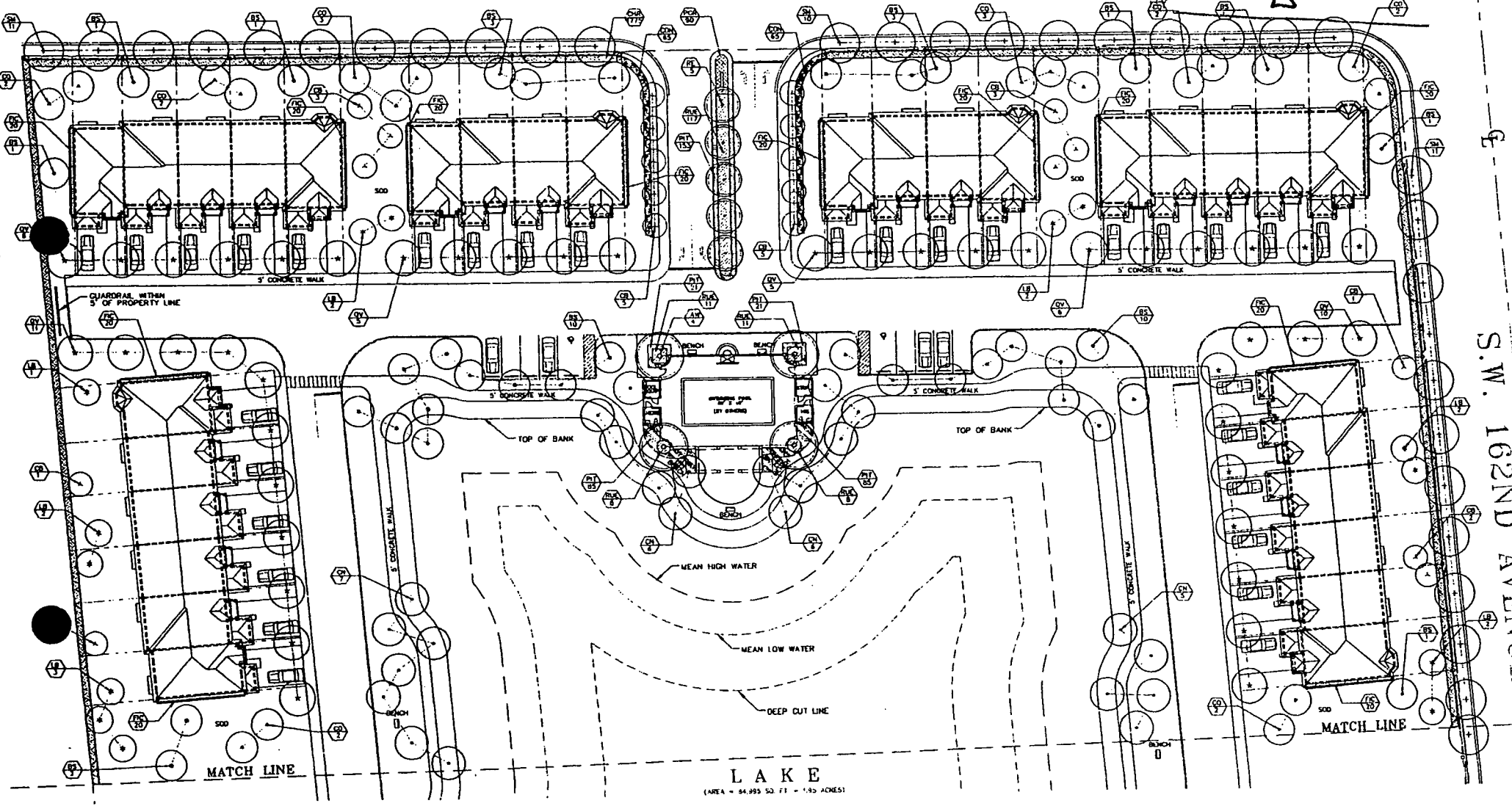
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ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

S.W. 56TH STREET

S.W. 56TH STREET

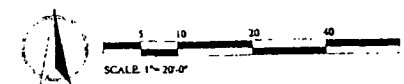
S.W. 162ND AVENUE



COUNTRYSIDE VILLAS

LAYOUT PLAN

MIAMI, FLORIDA



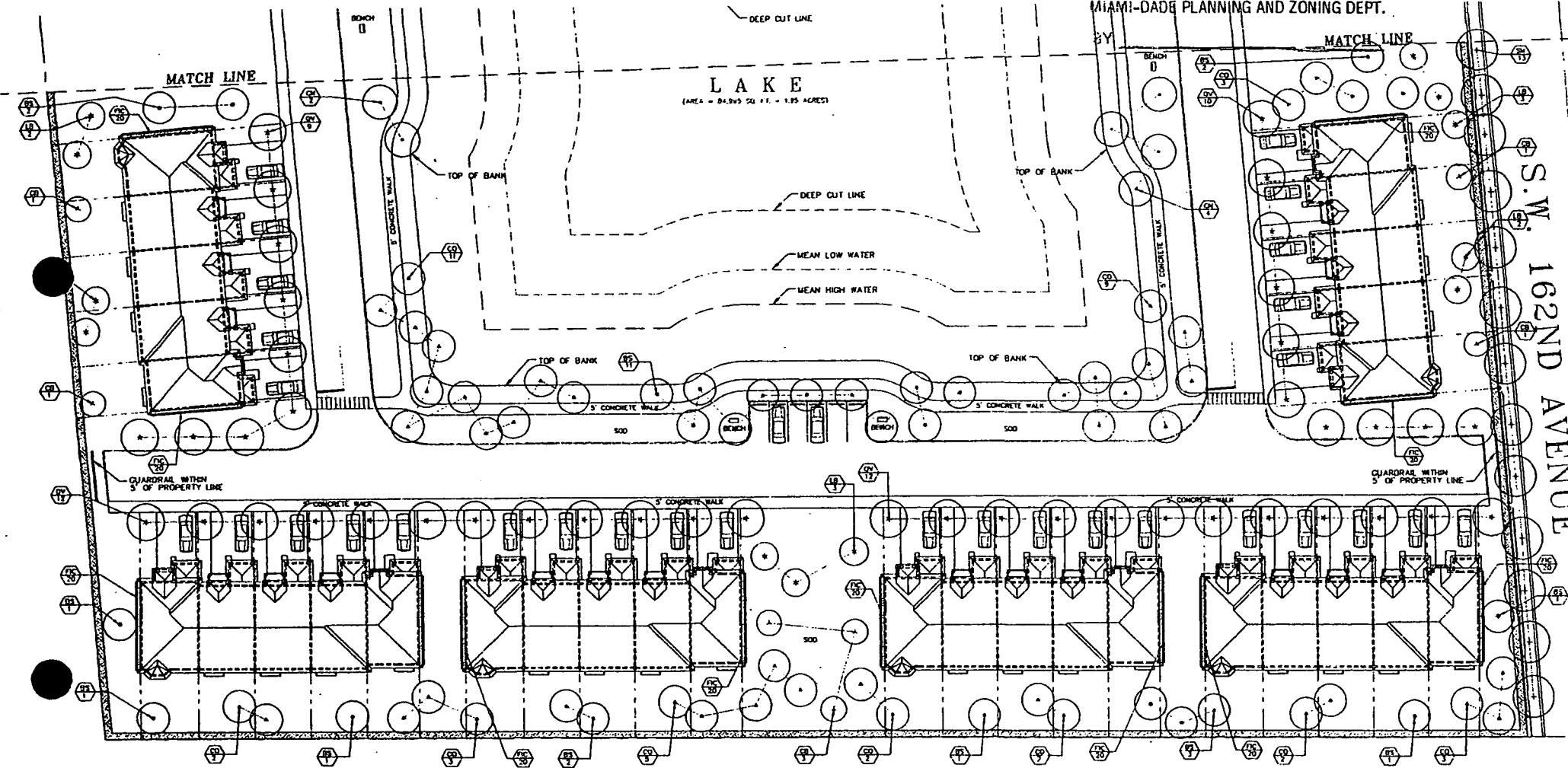
SHEET L-1
 DATE: JULY 26, 2001

Hall & Bell, P.A.
 ARCHITECTS
 7120 SW 57th AVENUE SUITE G
 MIAMI, FL 33143
 (305) 561-6771
 (305) 561-6763

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201-235
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oh

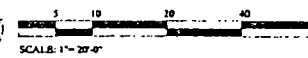
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.



COUNTRYSIDE VILLAS

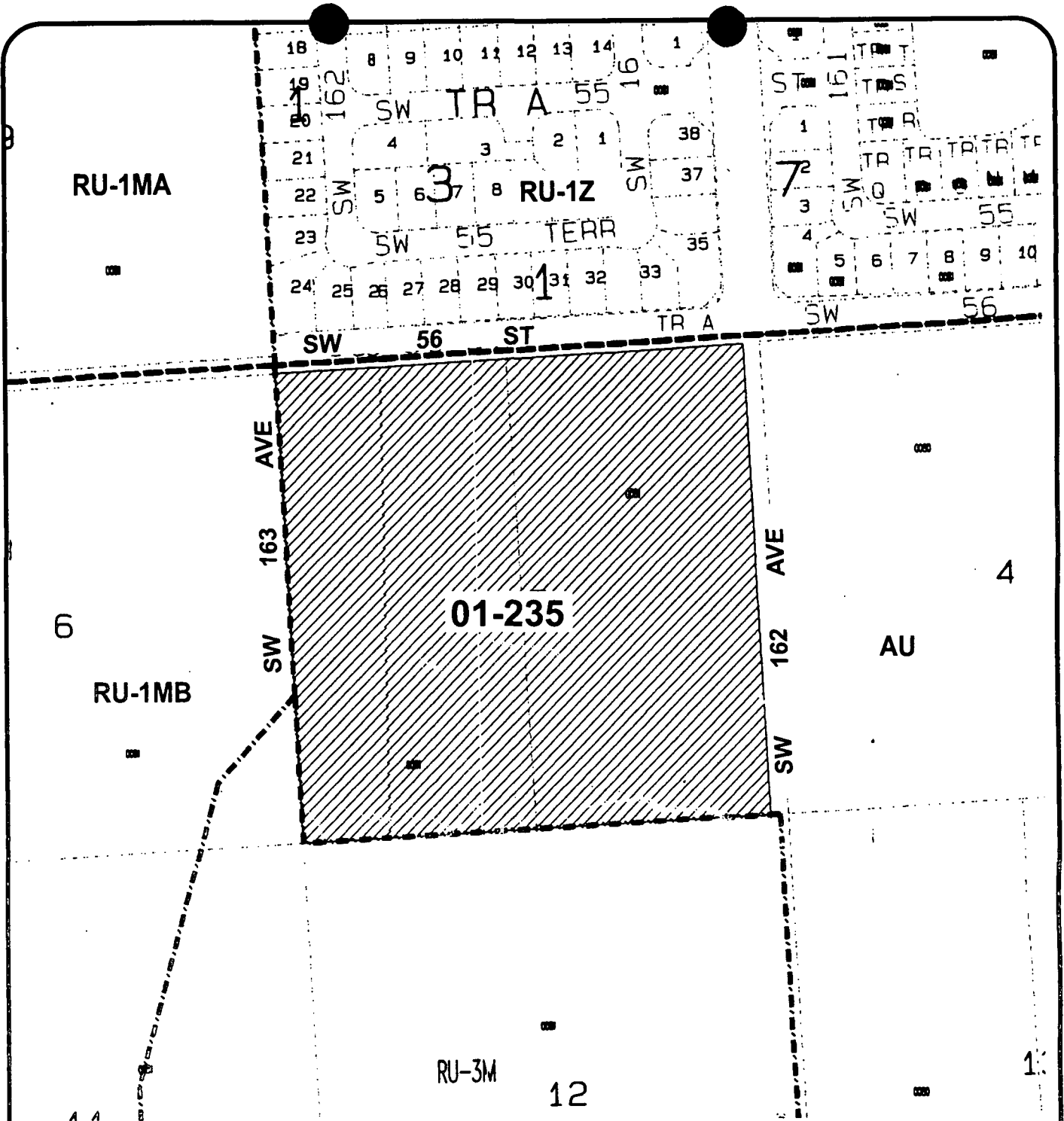
LAYOUT PLAN

MIAMI, FLORIDA



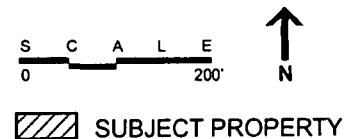
SHEET L-2
DATE: JULY 16, 2001

Hall & Bell, P.A.
7210 SW 17th AVENUE SUITE G
MIAMI, FL 33143
(305) 663-6077
(305) 663-6743



MIAMI-DADE COUNTY HEARING MAP

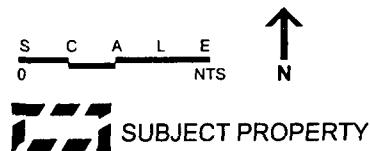
Section: 29 Township: 54 Range: 39
 Process Number: 01000235
 Applicant: WILLIAM P. CALVERT, TRUSTEE
 District Number: 11
 Zoning Board: C11
 Drafter ID: AMERICO
 Scale: 1:200'





**MIAMI-DADE COUNTY
AERIAL**

**Section: 29 Township: 54 Range: 39
Process Number: 01000235
Applicant: WILLIAM P. CALVERT, TRUSTEE
District Number: 11
Zoning Board: C11
Drafter ID: AMERICO
Scale: NTS**



B. WILLIAM P. CALVERT TR.
(Applicant)

00-9-CZ11-1 (99-328)
Area 11/District 11
Hearing Date: 11/9/00

Property Owner (if different from applicant) **Same**

Is there an option to purchase ☒/ lease ☐ the property predicated on the approval of the zoning request? Yes ☒ No ☐

If so, who are the interested parties? G. P. Inv., Inc.

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

TEAM METRO WEST OFFICE

ENFORCEMENT HISTORY

William P. Calvert, Trustee

The Southwest Corner of S.W. 162
Avenue & S.W. 56 Street, Miami-
Dade County, Florida

APPLICANT

ADDRESS

11-9-2000

DATE

99-328

HEARING NUMBER

NO CURRENT ENFORCEMENT HISTORY:

- NO CURRENT ENFORCEMENT HISTORY.
- AN ON-SITE INSPECTION PERFORMED BY NCS MORA ON 8/22/00, REVEALED OVERGROWTH, JUNK AND TRASH. PROPERTY WILL BE RE-INSPECTED AFTER SEPTEMBER 1ST, SINCE WE ARE IN THE CLEARING MONTHS.

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 11**

APPLICANT: William P. Calvert, Tr.

PH: Z99-328 (00-9-CZ11-1)

SECTION: 29-54-39

DATE: November 9, 2000

COMMISSION DISTRICT: 11

ITEM NO.: B

=====

A. INTRODUCTION

o **REQUESTS:**

- (1) AU to RU-4L
- (2) SPECIAL EXCEPTION to permit site plan approval for a residential development.
- (3) UNUSUAL USE to permit a lake excavation.
- (4) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit the proposed building setback 20' (25' required) from the rear (south) property line.

A plan is on file and may be examined in the Zoning Department entitled "Paradise Village 1," as prepared by J. Antonio Rodriguez, consisting of 9 sheets and dated received May 22, 2000. Plans may be modified at public hearing.

o **SUMMARY OF REQUESTS:**

The requests will allow the applicant to rezone the property from AU (Agricultural) to RU-4L (Limited Apartment House) along with a special exception to permit site plan approval for a proposed multi-family apartment development. The applicant is also requesting an unusual use to permit a lake excavation, along with a non-use variance to allow a proposed apartment building to setback less than required from the rear (south) property line.

o **LOCATION:**

The southwest corner of SW 162nd Avenue and SW 56th Street, Miami-Dade County, Florida.

o **SIZE:** 5 Acres.

o **IMPACT:**

The residential zoning of the property will permit the applicant to build 76 residential units on the property where the current zoning would only permit one (1) unit. Although the approval of this application will provide more housing for the community, the resulting increase in density will add to the population in the area, will bring more children into the schools, will impact water and sewer services, and will increase traffic in the area.

B. ZONING HEARINGS HISTORY:

None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2005 and 2015 Land Use plan designates the subject property as being within the Urban Development Boundary for **low density residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single-family detached, cluster zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

AU; vacant

Residential, 2.5 to 6.0 dua

Surrounding Properties:

NORTH: RU-1Z; single family residences Residential, 2.5 to 6.0 dua

SOUTH: RU-3M; vacant Residential, 2.5 to 6.0 dua

EAST: AU; vacant Residential, 2.5 to 6.0 dua

WEST: AU; vacant Residential, 2.5 to 6.0 dua

The subject property is approximately 5 acres and is located in a rapidly developing area of southwest Miami-Dade County. The area north of NorthKendall Drive and west of SW 157th Avenue has been approved for a mixture of residential housing types.

E. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site:	Unacceptable
Location of Buildings:	Unacceptable
Compatibility:	Unacceptable
Landscape Treatment:	Unacceptable
Open Space:	Unacceptable
Buffering:	Unacceptable

Access:	Unacceptable
Parking Layout/Circulation:	Unacceptable
Visibility/Visual Screening:	Acceptable
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	Unacceptable

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or retrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

The Board shall hear an application for and grant or deny **special exceptions**; that is, those exceptions permitted by regulations only upon approval after public hearing, new uses and **unusual uses** which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water and sewer, solid waste, disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.

Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	Objects
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	28 students

H. ANALYSIS:

This application was deferred from the September 12, 2000, and October 18, 2000, meetings of the Community Zoning Appeals Board - 11 due to lack of quorum.

The plans submitted by the applicant depict a 5 acre parcel of land located on the southwest corner of SW 56th Street (Miller Drive) and SW 162nd Avenue. The plans indicate that the property will be developed with a 76-unit multi-family apartment development consisting of three apartment buildings varying from two to three stories in height. The development will consist of two 22-unit, three-story apartment buildings located along the front and rear property lines, and a single 32-unit, two and three story apartment building centrally located on the property. The proposed 0.80 acre lake will have a triangular shape, and will be located adjacent to the 32-unit, two and three story apartment building along the east property line abutting SW 162nd Avenue. The plans indicate that except for the building along the south property line, the remaining buildings conform to the required setbacks. Additionally, the proposed development will comply with building height, lot coverage, landscaping and parking requirements. Access to the property will be from two driveways along SW 162nd Avenue which will direct residents and visitors to the designated parking areas. The plans reflect landscaped areas within parking islands, and a park.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. Since public water and public sanitary sewers can be made available to this property, DERM will require that the applicant connect to public water supply and public sanitary sewer systems. Furthermore, the applicant will have to comply with all conditions and requirements as set forth in the DERM memorandum pertaining to this application.

However, the **Public Works Department** objects to this application as it pertains to the proposed lake and its slope. Said Department has indicated that the lake slope adjacent to SW 162nd Avenue must be redesigned to provide a 1:7 slope as per Standard Detail R-20.6 of the Public Works Manual. In addition, the Public Works Department has indicated that the property owner must dedicate 35 feet for SW 162nd Avenue, and 40 feet for SW 56 Street. Furthermore, the applicant will have to comply with all the conditions and requirements set forth in the Public Works memorandum pertaining to this application. This application will generate **73 PM daily peak hour vehicle trips** to the area; however, said Department has indicated that it will not affect the current Levels of Service which are at LOS "C" and "E."

The rezoning of the property to RU-4L and the proposed multi-family apartment development will provide additional housing for the residents of Miami-Dade County; however, although the subject property is approximately 5 acres and is located in a rapidly developing area of southwest Miami-Dade County, staff feels that the development's proposed density is too intense for the property and the surrounding area. The proposed RU-4L zoning and the submitted site plan for 76 multi-family apartment units would allow a development density of **15.2 units per gross acres**, which is **inconsistent** with the Master Plan's maximum permitted density of 6 units per gross acres. The residential densities allowed in this category range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. This density category is generally characterized by single family housing, e.g., single-family detached, cluster zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded. The CDMP would permit a maximum of 30 units on this property.

Staff objects to the non-use variance request to allow a proposed apartment building to setback less than required from the rear (south) property line (request #4). In staff's opinion, new developments should be designed to comply with the minimum requirements of the particular zoning district, unless the variances sought are a result of a particular development's design concept attempting to implement urban design guidelines. In this particular instance, the requested setback variance does not necessarily improve the design of the development or allow for the implementation of urban design. In addition, the site plan design is not in keeping with the guidelines for urban form and other policies of the CDMP as well as the Urban Design Manual which was approved by the Board of County Commissioners on December 1, 1998, pursuant to Resolution R-1360-98. The Manual was developed to improve the design and aesthetic character of the community and to establish certain recommendations and guidelines to influence the form and character of future developments within Miami-Dade County. The proposed apartment buildings do not delineate the streetscape nor define the street edge along SW 162nd Avenue; the plans lack a focal point or meaningful public open space that is architecturally defined; and pedestrian connectivity is lacking throughout the development. In this regard, staff feels that the approval of an apartment development of this magnitude and scale will establish a negative precedent for the remaining unimproved parcels in this area.

When taking into consideration the reasonableness of the applied for rezoning and special exception in relation to the present and future development in the area, staff is of the opinion that these requests will permit a development which is **inconsistent** with the CDMP, **incompatible** with the surrounding area, and contrary to the public interest.

I. RECOMMENDATION: Denial without prejudice.

J. CONDITIONS: None.

DATE INSPECTED: 08/17/00
DATE TYPED: 08/24/00
DATE REVISED: 08/25/00, 09/25/00, 10/20/00
DATE FINALIZED: 10/20/00
GEO:DO'QW:AJT:MTF:CH

A handwritten signature in black ink, consisting of a large, stylized 'G' followed by 'E. Olmedillo' and a horizontal line extending to the right.

Guillermo E. Olmedillo, Director
Miami-Dade County Department of
Planning and Zoning



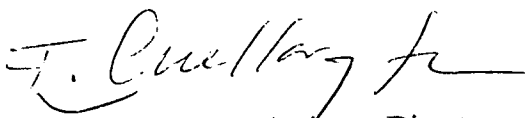
MEMORANDUM



TO: Diane O'Quinn-Williams
Assistant Director
Department of Planning and Zoning

DATE: August 7, 2000

SUBJECT: C-11 #Z1999000328-Revised
William Calvert Tr.
SWC of SW 162nd Avenue & SW 56th Street
UU to Permit a Lake Excavation, S.E. for
Site Plan Approval, U.U. to Permit a Lake
Excavation and N.U.V. of Setback
Requirements
(GU)(5 Ac.)
29-54-39

FROM: 
Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Wellfield Protection:

The subject property is located within the West Wellfield interim protection area. The West Wellfield is located between SW 72nd Street and Coral Way along theoretical SW 172nd Avenue. The siting of this public water supply wellfield and companion wellfield protection program has been under extensive review by the West Wellfield Policy Advisory Committee (PAC) appointed by the County Manager. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance requires stringent wellfield protection measures that will restrict development within the wellfield protection area.

Since the subject request is for a residential zoning district a covenant prohibiting hazardous materials is not required; however, all development shall comply with the requirements of Section 24-12.1 of the Code.

Water and Sewer Service:

Public water and public sanitary sewers can be made available to this site and connection of any existing or proposed facilities will be required. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

The subject property is located within the Bird Drive Basin. Cut and fill criteria as well as drainage restrictions are in effect within this basin. The plans submitted along with the application entitled "Paradise Village 1", as prepared by J. Antonio Rodriguez, comply with the aforesaid requirements. Therefore, DERM may approve the application. The applicant is advised that prior to the approval of additional development orders for this site, the property owner shall submit to the department a properly executed covenant running with the land in favor of Miami-Dade County securing the proposed lake and dry retention areas.

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

An Individual General Environmental Resource Permit from the South Florida Water Management District (SFWMD) will be required for the construction and operation of a surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Positive drainage systems and overland stormwater runoff into any proposed lake are not permitted. Therefore, DERM will require that an earthen berm with a top elevation of one foot above flood criteria be placed along any proposed lake in order to prevent overland discharge of stormwater runoff. A Class II permit would be required for the construction of a drainage system with an outfall to any proposed lake and into a canal.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:

The subject property is located in the Bird Drive Basin, which is a jurisdictional wetland area according to the Code. Therefore, a Class IV Permit and compliance with the North Trail/Bird Drive Everglades Basin Ordinance and plans for mitigation, tree island preservation and fill encroachment/stormwater management criteria will be required before any work can take place on the property. These criteria require on-site stormwater management and a mitigation contribution to fund off-site mitigation to compensate for wetland values lost as a result of the proposed project. However, if the property has had continuous agricultural activity since at least September 3, 1983, the Class IV Permit will not require the applicant to provide biological mitigation to Miami-Dade County for the wetland impacts. In addition, the lake slopes in the Bird Drive Everglades Basin are required to be no steeper than 4:1.

The property is also jurisdictional according to the regulations of the Army Corps of Engineers under SAJ-74. The applicant is advised to contact the Wetlands and Forest Resources Section of DERM at (305) 372-6585 for additional information concerning requirements pertaining to the Class IV and SAJ-74 permits.

In addition, the property may be jurisdictional according to the regulations of the State of Florida Department of Environmental Protection (561) 681-6600 and/or the South Florida Water Management District (1-800-432-2045). It is the applicant's responsibility to contact these agencies for their permitting requirements.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Al Torres, Zoning Services-P&Z
Maria T. Fojo, Zoning Evaluation-P&Z
Greg Adkins, Planning Division-P&Z
Lynn Talleda, Zoning Hearings-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: William Calvert, Tr.

This Department objects to this application.

Redesign lake slope adjacent to SW 162 Ave. and provide 1:7 slope as per Standard Detail R-20.6 of the Public Works Manual.

5 feet wide pathway required throughout development.

The property owner must dedicate 35 feet from fractional line for SW 162 Ave. and 40 feet for SW 56 St. (1/2 R/W).

Dedication of 25 foot radius corner at SW 56 St. and SW 162 Ave.

This land must be platted. The road improvements will be accomplished thru the recording of a plat.

Guardrail required along lake adjacent to SW 162 Ave. and driveways. Lake to be included with plat.

Sidewalk to continue in front of driveways.

Provide paved public access to this site.

The use of explosives in this area is strictly prohibited.

Please notify applicant that the subject property is located within two miles of a rock mining operation where blasting is permitted.

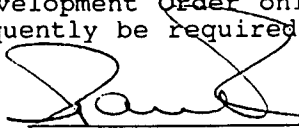
The near-by blasting site is Rinker Krome North located at 8800 SW 177 Ave.

The subject site is located approximately 8,000 feet from the near-by blasting site - Rinker Krome Quarry.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 73 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
9275	SW 56 St. w/o SW 147 Ave.	C	C
9664	SW 72 St. w/o SW 147 Ave.	E	E
9665	SW 72 St. w/o SW 152 Ave.	E	E

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.


Raul A. Pino, P.L.S.

Date JUN 02 2000

MIAMI-DADE COUNTY PUBLIC SCHOOLS

GOVERNMENTAL AFFAIRS AND LAND USE POLICY AND ACQUISITION • 1450 N.E. 2nd Avenue, Room 525 • MIAMI, FLORIDA 33132
(305) 995-7280

Roger C. Cuevas
Superintendent of Schools

August 17, 2000

Miami-Dade County School Board

Ms. Perla Tabares Hantman, Chair
Dr. Michael M. Krop, Vice Chair
Mr. G. Holmes Braddock
Dr. Robert B. Ingram
Ms. Betsy H. Kaplan
Mrs. Manty Sabatés Morse
Mr. Demetrio Pérez, Jr., M. S.
Dr. Marta Pérez
Dr. Solomon C. Stinson

Ms. Maria Teresa Fojo, Acting Supervisor
Zoning Evaluation
Miami-Dade County
Department of Planning and Zoning
111 N.W. 1st Street
Miami, Florida 33128

Re: **William Calvert, Trustee**
Application No. 99-328
Southeast corner of S.W. 56 Street and S.W. 162 Avenue

C-11
9/12/2000

Dear Ms. Fojo:

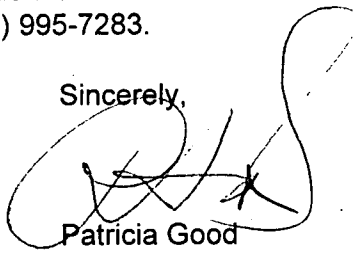
Pursuant to the County's request and the requirements of Florida Statute 235.193 (2), attached please find Miami-Dade County Public Schools (M-DCPS) school impact analysis for the above-referenced application. The applicant is proposing a zoning change from GU to RU-4L. The proposed application of 76 units would generate a school impact of 28 students; 15 elementary school students, 7 middle school students and 6 senior high school students.

Due to various factors, which may include the number of students generated, planned relief schools and utilization figures of affected schools, no mitigation plan has been requested by the District.

The School Board has no jurisdiction over zoning decisions. Nothing contained herein should be construed as an endorsement of the proposed application.

I would appreciate if the district school information is made available for Council review. Should you have any questions, please call me at (305) 995-7283.

Sincerely,



Patricia Good
Coordinator III

PG:jc
G-3011
Attachment

cc: Mr. Delio Diaz

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 99-328, William Calvert, Trustee

REQUEST: Zoning change from GU to RU-4L

ACRES: 5 acres

LOCATION: Southeast corner of S.W. 56 Street and S.W. 162 Avenue

**NUMBER OF
UNITS:** 76 multi-family units

**ESTIMATED
STUDENT
POPULATION:** 28 students

ELEMENTARY: 15

MIDDLE: 7

SENIOR: 6

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Bowman Foster Ashe Elementary -6601 S.W. 152 Avenue

MIDDLE: Howard A. Doolin Middle - 6400 S.W. 152 Avenue

SENIOR HIGH: Felix Varela Sr. (Grades 9-10) - 15255 S.W. 96 Street
G. Holmes Braddock Sr. (Grades 11-12) - 3601 S.W. 147 Avenue

SCHOOL UTILIZATION: The October 1999 FTE membership, permanent utilization, permanent/temporary utilization and program capacity utilization, taking into account new school openings and 2000-2001 attendance boundary changes, are as follows:

	MEMBERSHIP	PERMANENT UTILIZATION	PERMANENT/ TEMPORARY UTILIZATION	PROGRAM CAPACITY UTILIZATION
Bowman Foster Ashe El.	1044	119%	98%	118%
Howard A. Doolin Mid.	1918	143%	133%	110%
*Felix Varela Sr.	2049	90%	90%	N/A
G. Holmes Braddock Sr.	5375	163%	122%	168%
Feeder Pattern:				
	Felix Varela Sr.	114%		
	G. Holmes Braddock Sr.	131%		

**School is scheduled to open Fall/2000.*

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 1999:

Bowman Foster Ashe Elementary:

Access to computers:	In each classroom, in special computer labs and in the Media Center
Capital Improvements since 1990:	Primary Learning Center
Recognition for Academic Achievement:	1998-99: Florida School Recognition Program, Honorable Mention
Special Programs:	Before and after-school care
Lunch schedule:	Begins at 10:15 a.m.
Non-instructional space utilized for instructional purposes:	None
Teachers required to float/travel:	Spanish
Portables:	9

Howard A. Doolin Middle:

Access to computers:

In each classroom

Capital Improvements since 1990:

This school was built after 1990

Recognition for Academic Achievement:

1999: Little Red School House Award

Special Programs:

After-school care, Early Bird program, Math and Language Arts Enrichment

Lunch schedule:

Begins at 11:33 a.m.

Non-instructional space utilized for instructional purposes:

Library, Auditorium and Teacher Workrooms

Teachers required to float/travel:

ESOL, Math and Science

Portables:

4

Felix Varela Senior High:

No information available for this school. School is scheduled to open Fall/2000.

G. Holmes Braddock Senior High:

Access to computers:

In each classroom, in special computer labs and in the Media Center

Capital Improvements since 1990:

Replacement of roof and flooring

Recognition for Academic Achievement:

1999: U.S. Dept. of Education #1 Award-Safe School Environment, 1998: National Safe and Drug-Free School Award

Special Programs:

Magnet programs, Community classes, Activities and Athletics

Lunch schedule:

Begins at 10:30 a.m.

G. Holmes Braddock Senior High (Continued):

Non-instructional space utilized for instructional purposes:

Auditorium, Library, Book and Storage Rooms

Teachers required to float/travel:

English, Math, Science, Social Studies, ESE, Fine Arts, Business Technology, Foreign Language, ESOL

Portables:

38

PLANNED RELIEF SCHOOL THE AREA:

<u>School</u>	<u>Status</u>	<u>Occupancy Date</u>
State School "D-1"	Construction	December/2000
Primary Learning Center "U"	Developer to build pursuant to contract	Spring/2001
Christina M. Eve Elementary	Construction	August/2000
State School "VV-1"	Design	Fall/2002
Hammocks Middle/Major Addition	Design	March/2001
Middle Learning Center "EE"	Construction	August/2000
Felix Varela Senior	Design build	Fall/2000
State School "PPP"	Design	Fall/2003

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,062 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$141,736.

CAPITAL COSTS: Based on the 1994-95 Educational Facilities Impact Fee Study, construction costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	15	x	\$ 11,790	=	\$	176,850
MIDDLE	7	x	\$ 12,232	=	\$	85,624
SENIOR	6	x	\$ 18,619	=	\$	111,714

Total Potential Capital Cost	\$	374,188
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The School Board's estimated capital costs are based upon the actual costs of land acquisition, land development and construction of elementary, middle or senior high school facilities. Such costs do not include furniture, fixtures or equipment, buses or other capital costs.

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity]

CORPORATION NAME

NAME. ADDRESS. AND OFFICE

Percentage of Stock

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

William P. Calvert, Trustee

TRUST NAME

NAME AND ADDRESS

Percentage of Interest

William P. Calvert, Trustee *	66 1/3
Stephen H. Siegel *	16 2/3
Ilene Eber *	16 2/3
* c/o Robert Eber, Esquire	
10761 S.W. 104th Street	20
Miami, Florida 33176	

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME AND ADDRESS

Percentage of Ownership

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

G.P. Investments, Inc.
NAME

NAME, ADDRESS, AND OFFICE (if applicable)

Percentage of Interest

Guillermo Perez, president
12879 SW 61 TERR

100%

Date of contract: July 8th 1999

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature:
(Applicant)




William P. Calvert

Sworn to and subscribed before me,

this 11th day of August, 1999

(SEAL)



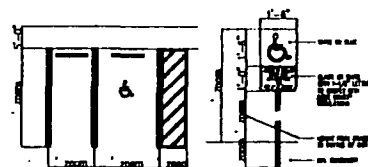


Notary Public, State of ~~Florida~~ Colorado at Large
Jennifer Carman

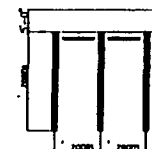
My Commission Expires: 9-20-2000

* Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

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HANDICAP STALL & SIGNAGE

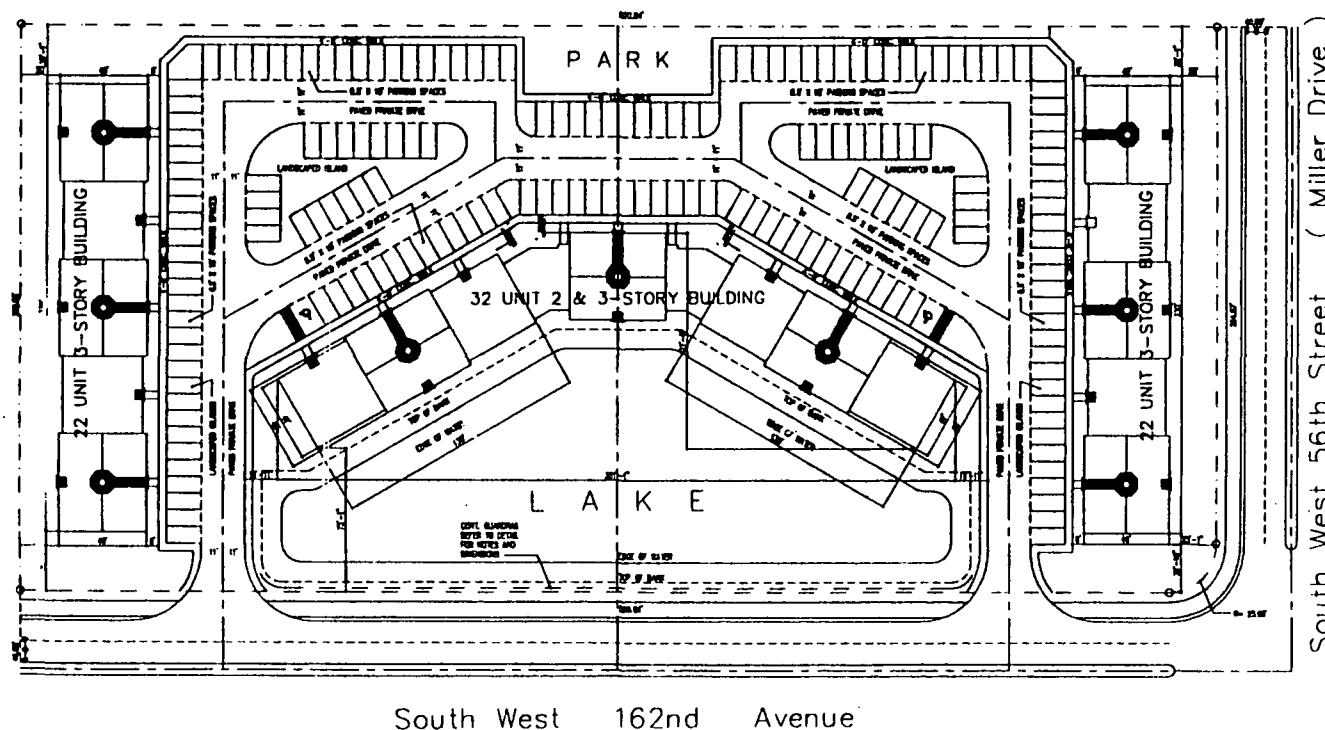


STANDARD PARKING DETAIL
NOT TO SCALE

LEGAL DESCRIPTION

The East Half of Block 3 of "World Everglades Land Co. Ltd.", according to the Plat thereof as recorded in Plat Book 2, Page 3, of the Public Records of Miami-Dade County, Florida.

SITE CALCULATIONS

[illegible]

South West 162nd Avenue

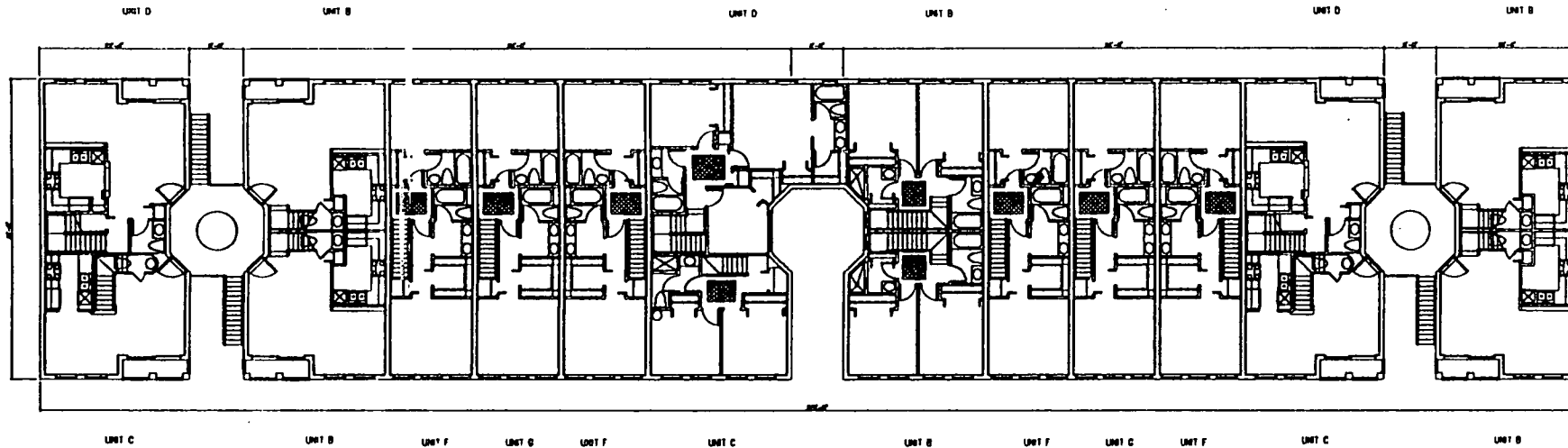
South West 56th Street (Miller Drive)

PARADISE VILLAGE 1

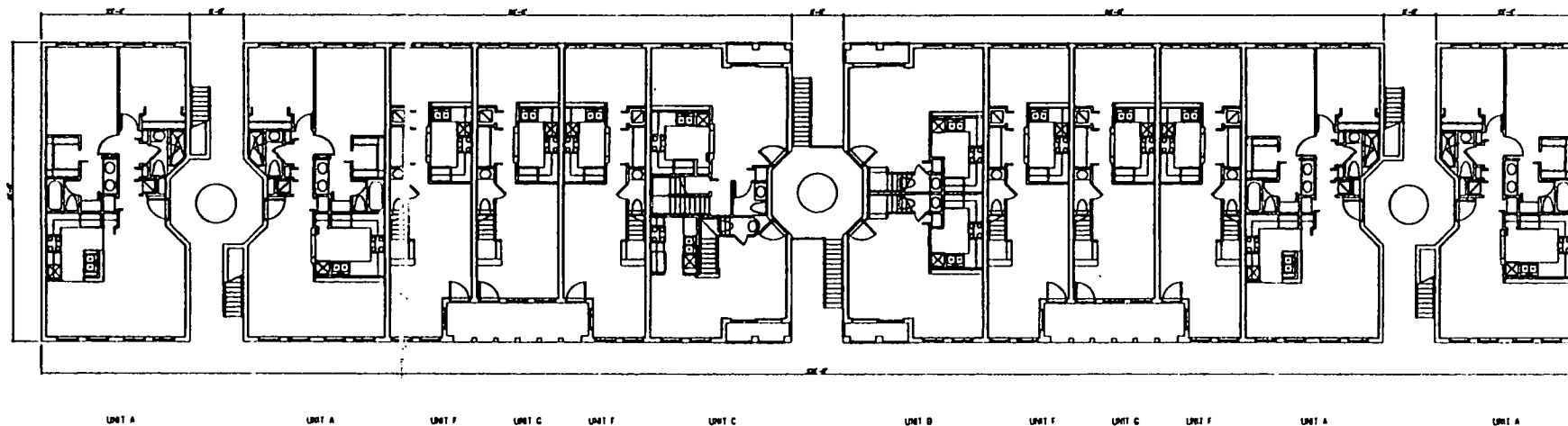
JUAN CARLOS RODRIGUEZ, ARCHITECT
AR 0107550
1833 N.E. 79th AVENUE
MIAMI, FLORIDA 33178
(305) 888-7382



SITE PLAN
SCALE: 1" = 30'



SECOND FLOOR BUILDING PLAN
SCALE: 1/8" = 1'-0"



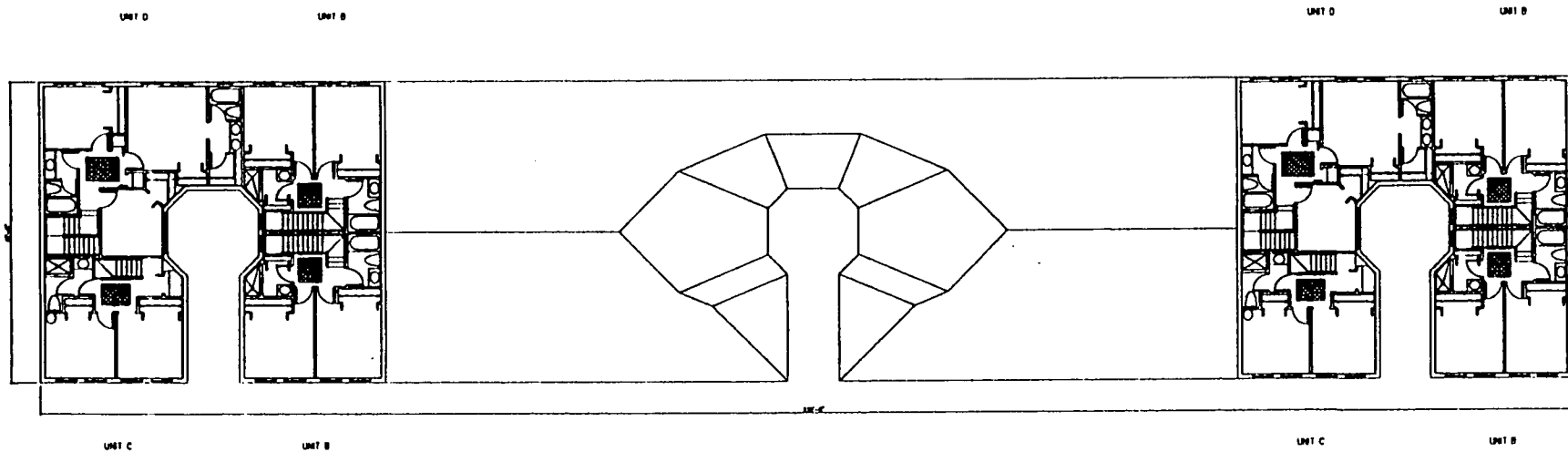
FIRST FLOOR BUILDING PLAN
SCALE: 1/8" = 1'-0"

PARADISE VILLAGE I

ANTONIO RODRIGUEZ, ARCHITECT
AP 0007500
1433 N.E. 75th AVENUE
MIAMI, FLORIDA 33176
(305) 886-7382



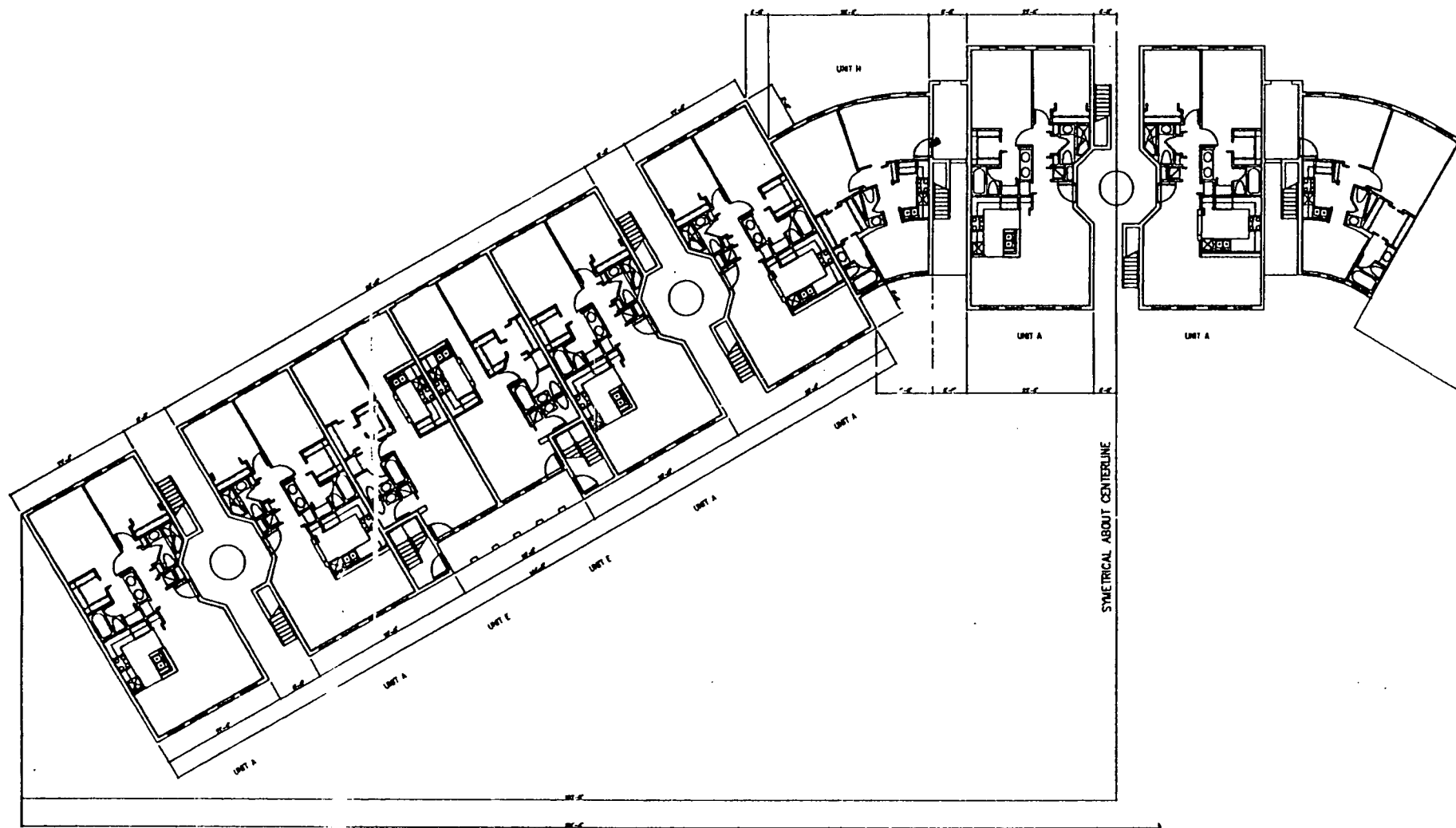
BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



THIRD FLOOR BUILDING PLAN
SCALE: 1/8" = 1'-0"

PARADISE VILLAGE I

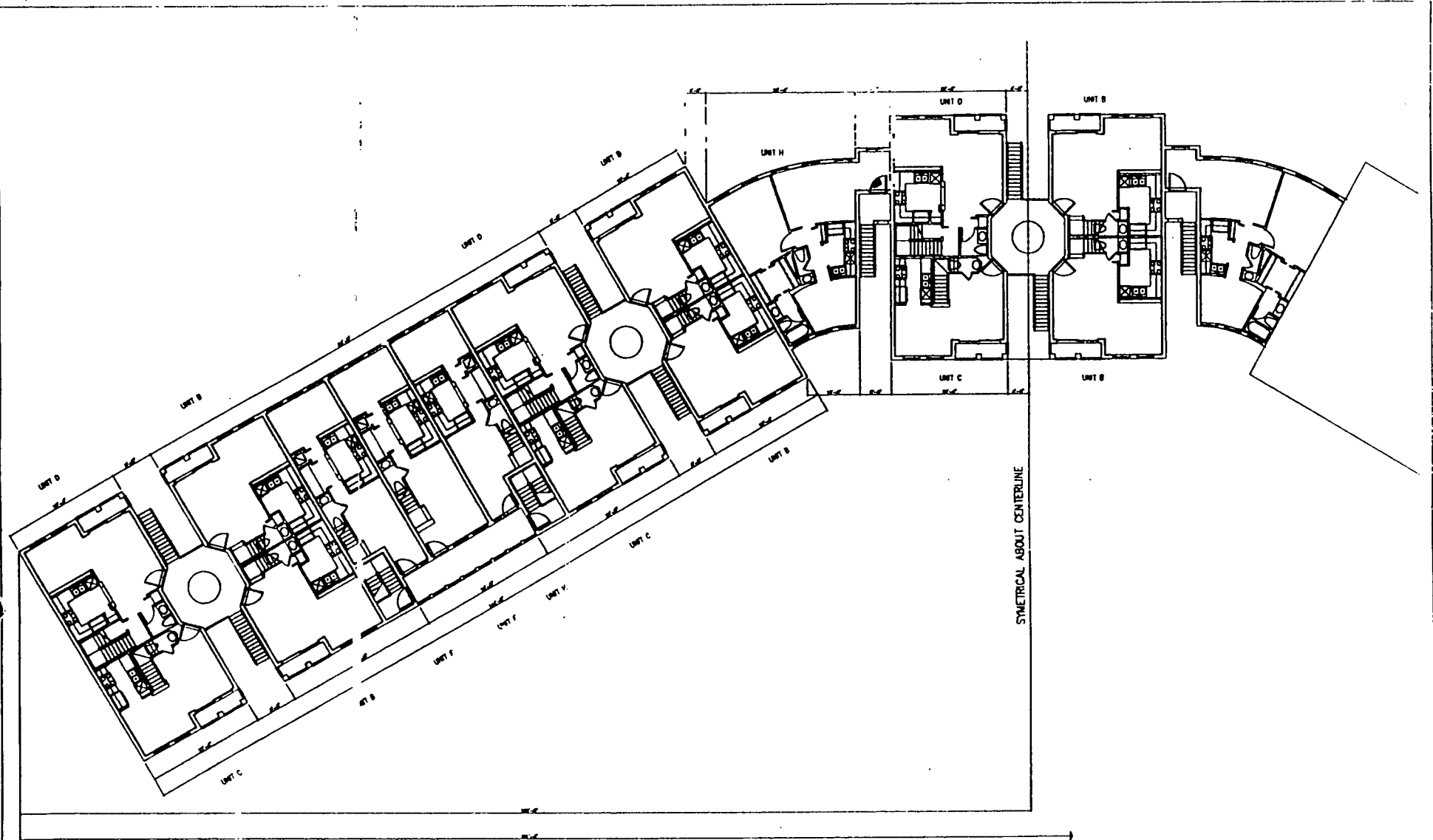
LANTONIO RODRIGUEZ, ARCHITECT
48 0007560
1633 N.W. 79th AVENUE
MIAMI, FL 33176
(305) 866-1352



FIRST FLOOR BUILDING PLAN
SCALE: 1/8" = 1'-0"

PARADISE VILLAGE I

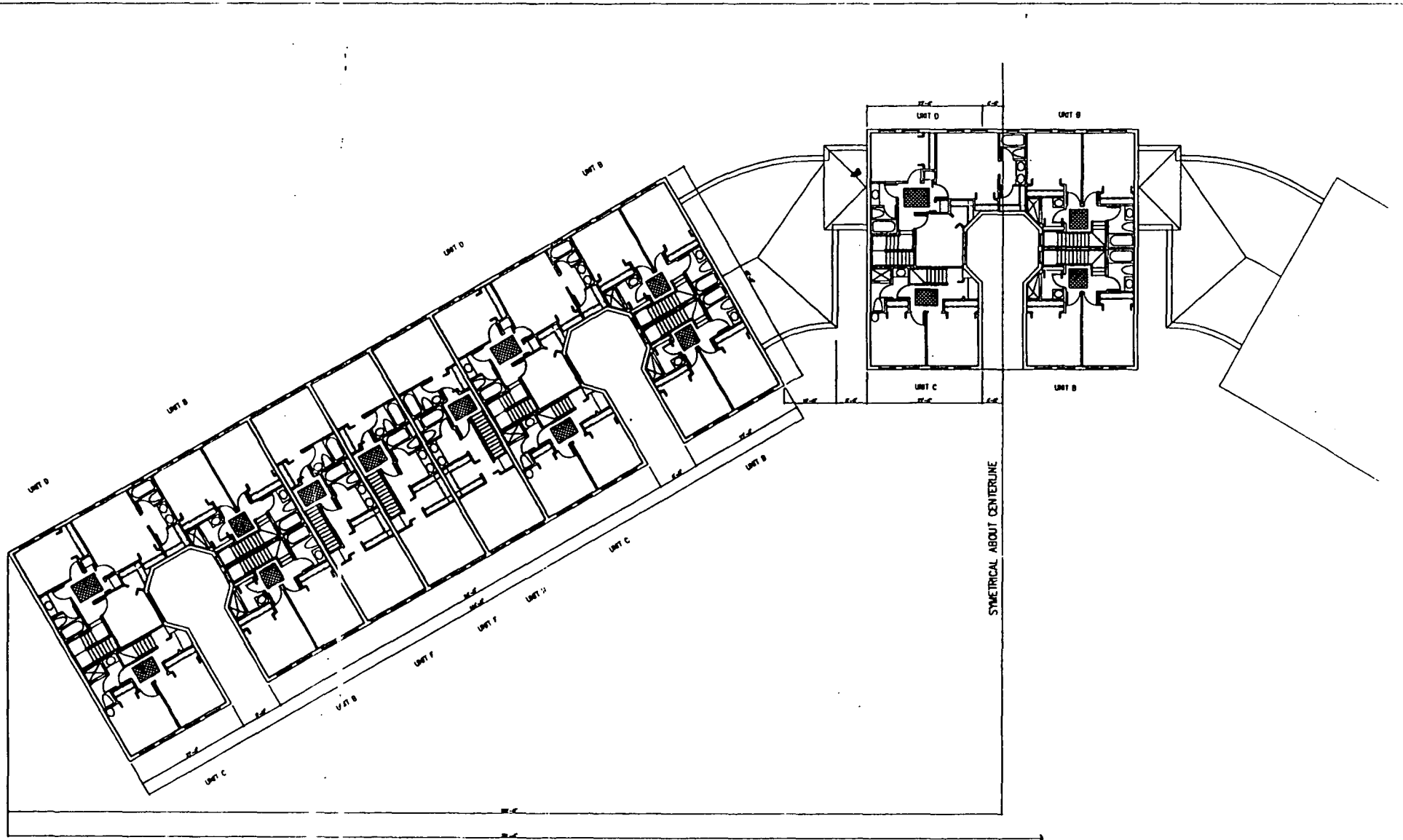
LANTONIO RODRIGUEZ, ARCHITECT
AR 0007530
1833 N.W. 70th AVENUE
MIAMI, FLORIDA 33179
(305) 988-7382



SECOND FLOOR BUILDING PLAN
SCALE: 1/8" = 1'-0"

PARADISE VILLAGE I

J. ANTONIO RODRIGUEZ, ARCHITECT
AR 0707200
1833 N. W. 79TH AVENUE
MIAMI, FLORIDA 33126
(305) 948-7367



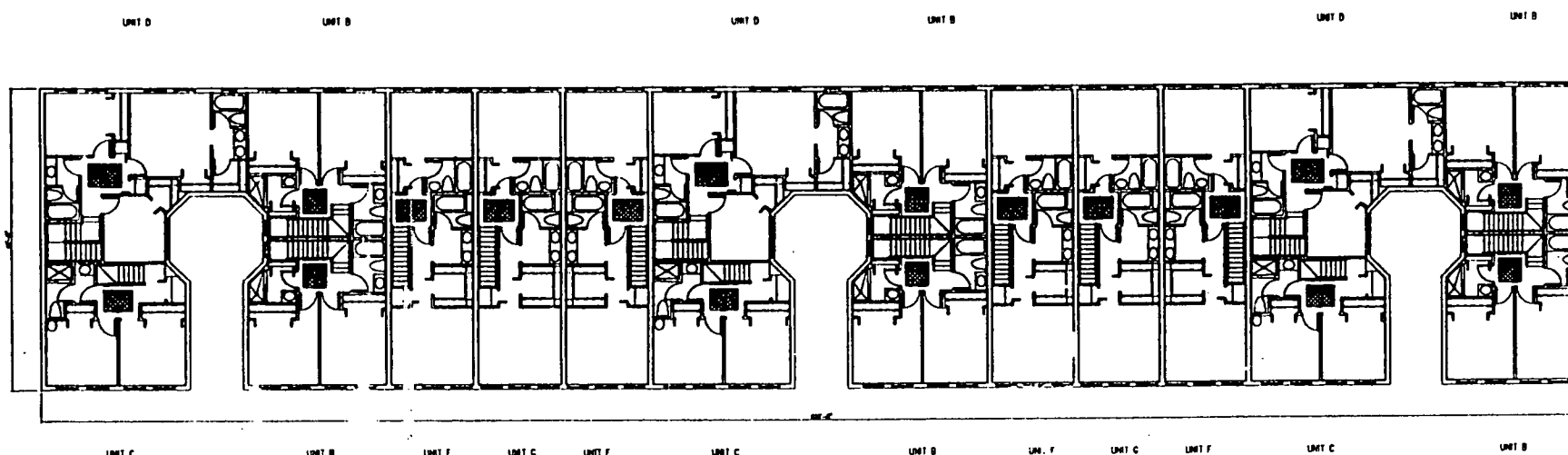
THIRD FLOOR BUILDING PLAN
SCALE: 1/8" = 1'-0"

PARADISE VILLAGE I

J. ANTONIO RODRIGUEZ, ARCHITECT
AP 0007550
1633 N.W. 79th AVENUE
MIAMI, FLORIDA 33156
(305) 966-7362



BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



THIRD FLOOR BUILDING PLAN
SCALE: 1/8" = 1'-0"

PARADISE VILLAGE I

JUANITO RODRIGUEZ ARCHITECT
AP 0007550
1633 P.E. 7TH AVENUE
MIAMI, FLORIDA 33128
(305) 984-7382

PLANT SCHEDULE

SYMB	QTY	NEW	EXIST	BOTANICAL NAME	COMMON NAME	NATIVE	REMARKS
Trees							
1	20			Swartzia Chrysophylla	Swartzia	No	12' H. x 8" DB
2	20			Swartzia Chrysophylla	Swartzia	No	12' H. x 8" DB
3	20			Swartzia Chrysophylla	Swartzia	No	12' H. x 8" DB
4	20			Swartzia Chrysophylla	Swartzia	No	12' H. x 8" DB
5	20			Swartzia Chrysophylla	Swartzia	No	12' H. x 8" DB
6	20			Swartzia Chrysophylla	Swartzia	No	12' H. x 8" DB
7	20			Swartzia Chrysophylla	Swartzia	No	12' H. x 8" DB
8	20			Swartzia Chrysophylla	Swartzia	No	12' H. x 8" DB
9	20			Swartzia Chrysophylla	Swartzia	No	12' H. x 8" DB
10	20			Swartzia Chrysophylla	Swartzia	No	12' H. x 8" DB

PLANT SCHEDULE

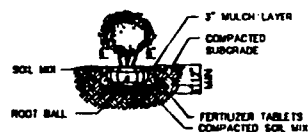
SYMB	QTY	NEW	EXIST	BOTANICAL NAME	COMMON NAME	NATIVE	REMARKS
Shrubs							
1	1,000			Urena lobata	Urena	No	1' H. x 12" O.C.
2	1,000			Urena lobata	Urena	No	1' H. x 12" O.C.
3	1,000			Urena lobata	Urena	No	1' H. x 12" O.C.
4	1,000			Urena lobata	Urena	No	1' H. x 12" O.C.
5	1,000			Urena lobata	Urena	No	1' H. x 12" O.C.
6	1,000			Urena lobata	Urena	No	1' H. x 12" O.C.
7	1,000			Urena lobata	Urena	No	1' H. x 12" O.C.
8	1,000			Urena lobata	Urena	No	1' H. x 12" O.C.
9	1,000			Urena lobata	Urena	No	1' H. x 12" O.C.
10	1,000			Urena lobata	Urena	No	1' H. x 12" O.C.

PLANT CALCULATIONS

PLANT MATERIAL	NO. REQUIRED	NO. PROVIDED	NATIVE	HEIGHT REQ.	HEIGHT PROV.	DIA.
Tree	1,000	1,070	Yes	8'-0"	8'-0"	8'-0"
Shrub	70	80	Yes	12'-0"	12'-0"	12'-0"
Shrub	6,500	6,500	Yes	2'-0"	2'-0"	2'-0"
Shrub	6,000	6,000	Yes	2'-0"	2'-0"	2'-0"
Shrub	0	0	-	-	-	-

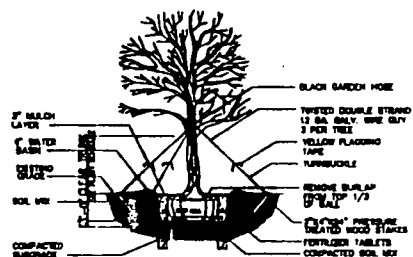
LANDSCAPE LEGEND

Swartzia Chrysophylla	1,000	1,070	Yes	8'-0"	8'-0"	8'-0"
Urena lobata	1,000	1,070	Yes	12'-0"	12'-0"	12'-0"
Urena lobata	1,000	1,070	Yes	12'-0"	12'-0"	12'-0"
Urena lobata	1,000	1,070	Yes	12'-0"	12'-0"	12'-0"
Urena lobata	1,000	1,070	Yes	12'-0"	12'-0"	12'-0"
Urena lobata	1,000	1,070	Yes	12'-0"	12'-0"	12'-0"
Urena lobata	1,000	1,070	Yes	12'-0"	12'-0"	12'-0"
Urena lobata	1,000	1,070	Yes	12'-0"	12'-0"	12'-0"
Urena lobata	1,000	1,070	Yes	12'-0"	12'-0"	12'-0"
Urena lobata	1,000	1,070	Yes	12'-0"	12'-0"	12'-0"



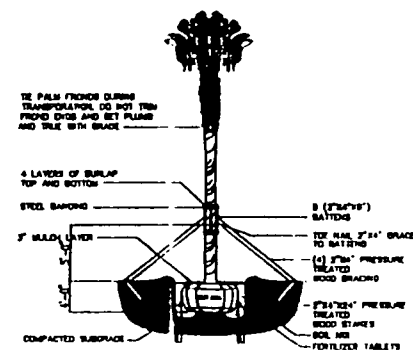
SHRUB PLANTING DETAIL

NOT TO SCALE



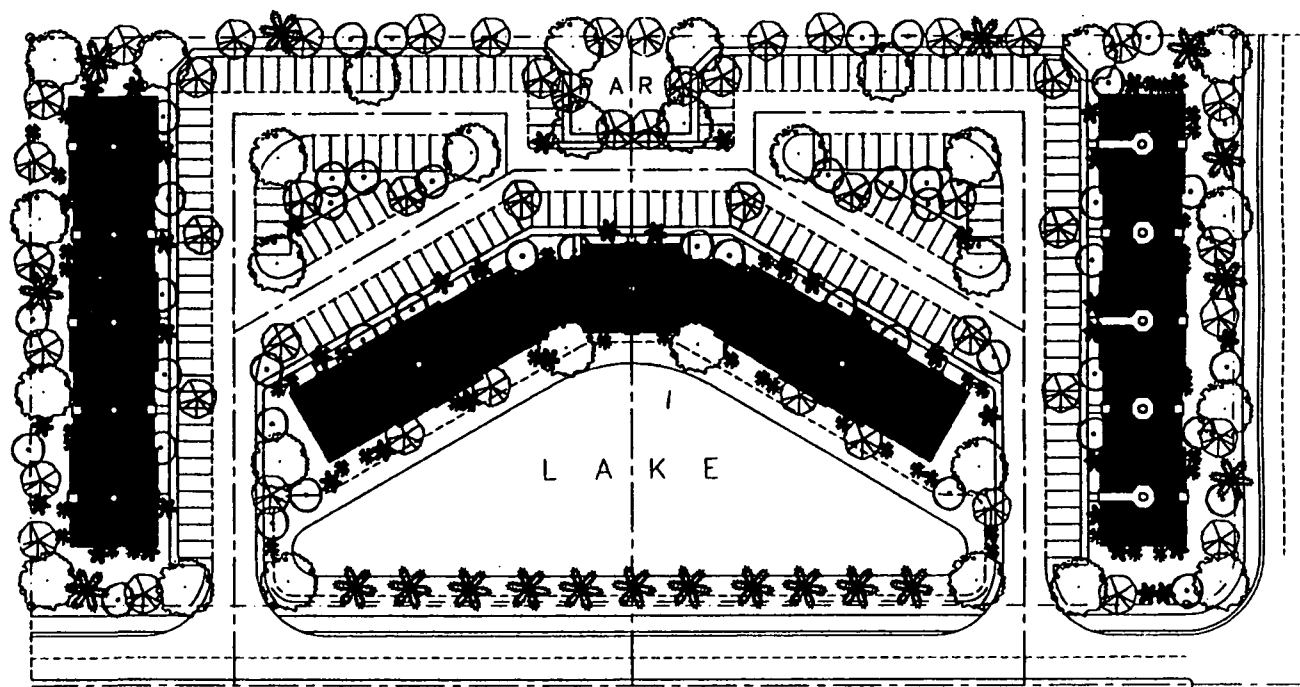
CANOPY TREE PLANTING DETAIL

NOT TO SCALE



PALM PLANTING DETAIL

NOT TO SCALE



South West 162nd Avenue

South West 56th Street (Miller Drive)

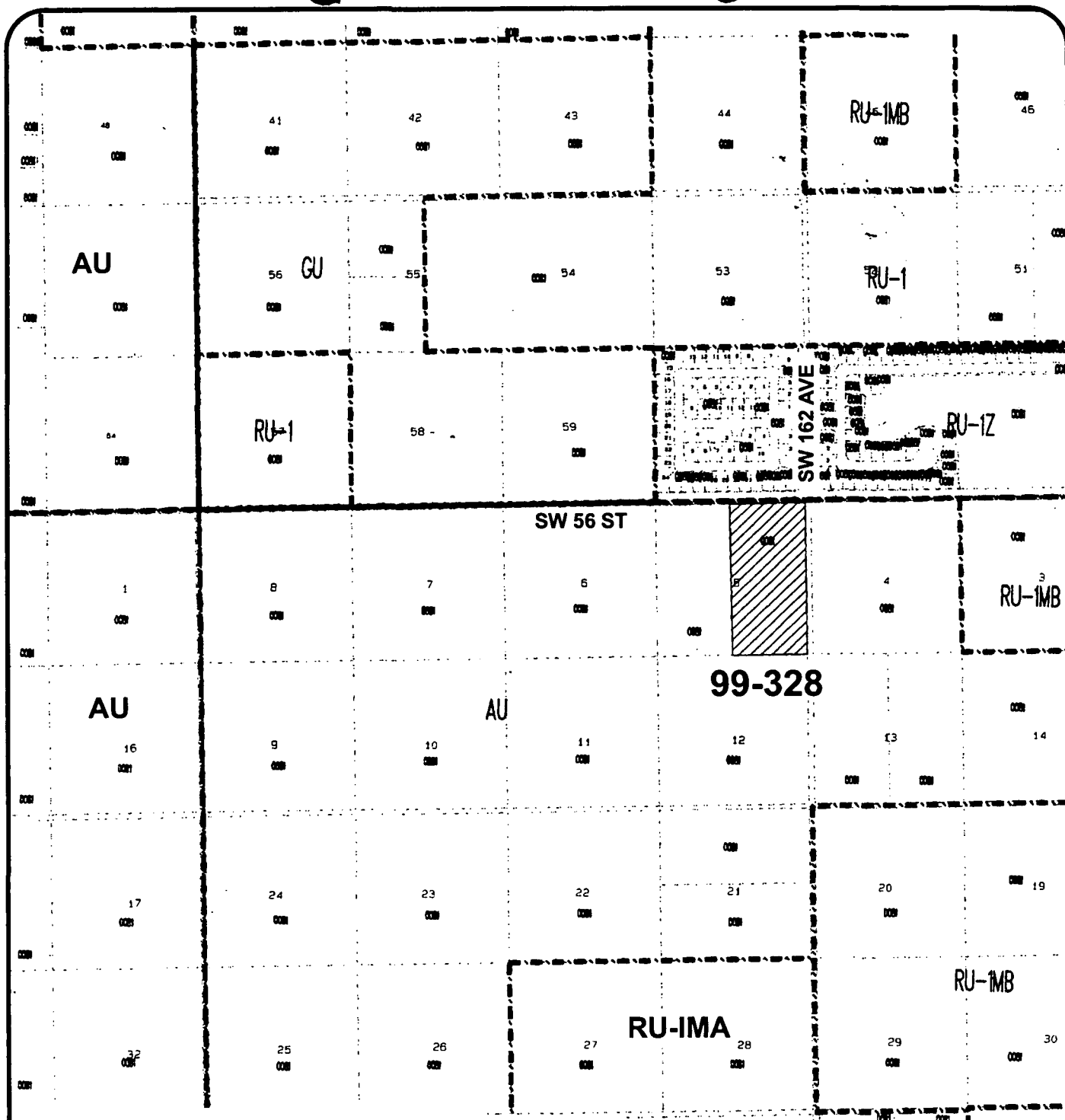


LANDSCAPE PLAN

SCALE: 1" = 30'

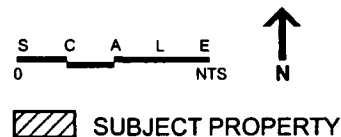
PARADISE VILLAGE I

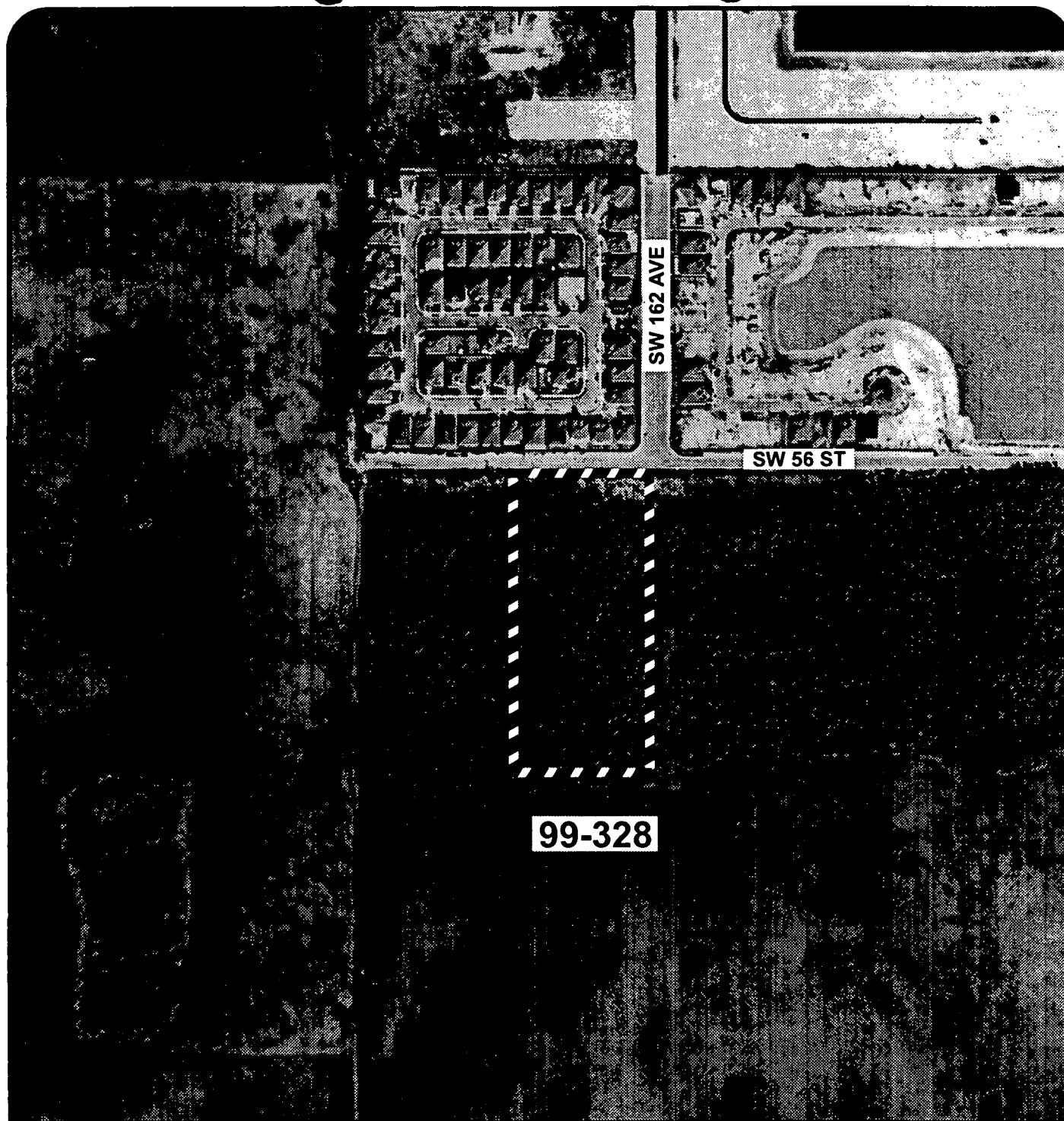
J. ANTONIO RODRIGUEZ, ARCHITECT
AP 0007550
1633 N.W. 79th AVENUE
MIAMI, FLORIDA 33176
(305) 948-7382



MIAMI-DADE COUNTY HEARING MAP

Section: 29 Township: 54 Range: 39
 Process Number: 99000328
 Applicant: WILLIAM P. CALVERT, TRUSTEE
 District Number: 11
 Zoning Board: C11
 Drafter ID: Eric
 Scale: NTS





**MIAMI-DADE COUNTY
AERIAL**

**Section: 29 Township: 54 Range: 39
Process Number: 99000328
Applicant: WILLIAM P. CALVERT, TRUSTEE
District Number: 11
Zoning Board: C11
Drafter ID: Eric
Scale: NTS**

S C A L E
0 NTS N



SUBJECT PROPERTY



B. WILLIAM P. CALVERT TR.
(Applicant)

00-9-CZ11-1 (99-328)
Area 11/District 11
Hearing Date: 10/18/00

Property Owner (if different from applicant) **Same**

Is there an option to purchase ☒/ lease ☐ the property predicated on the approval of the zoning request? Yes ☒ No ☐

If so, who are the interested parties? **G. P. Inv., Inc.**

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
--------------------	-------------------------	-----------------------	---------------------	------------------------

NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

TEAM METRO WEST OFFICE

ENFORCEMENT HISTORY

William P. Calvert, Trustee

The Southwest Corner of S.W. 162
Avenue & S.W. 56 Street, Miami-
Dade County, Florida

APPLICANT

ADDRESS

10-18-00

DATE

99-328

HEARING NUMBER

NO CURRENT ENFORCEMENT HISTORY:

- NO CURRENT ENFORCEMENT HISTORY.
- AN ON-SITE INSPECTION PERFORMED BY NCS MORA ON 8/22/00, REVEALED OVERGROWTH, JUNK AND TRASH. PROPERTY WILL BE RE-INSPECTED AFTER SEPTEMBER 1ST, SINCE WE ARE IN THE CLEARING MONTHS.

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 11
MOTION SLIP

Applicant Name: WILLIAM P. CALVERT, TR.

Representative: _____

Objectors: _____

Hearing No. 00-9-CZ11-1 (99-328)

Hearing Date: September 12, 2000

Resolution No. CZAB11-____-00

Motion:

Per Department _____

Standard Conditions: _____

Per DIC _____

Deferred to: 10/18

Approved as Requested _____

Withdrawal _____

Denied Without Prejudice _____

Denied With Prejudice _____

Other: Due to lack of quorum

Revised plans accepted? YES _____

Covenant accepted? YES _____

	Yes	No	Absent
Gwen E. Calloway			
Will Garcia			
Rey Martinez			✓
Jackie Nunes			
Manuel G. Vera, Jr.			✓

VOTE: _____ TO _____

EXHIBITS: YES _____

NO ☒

County Attorney: Tou LOUZE

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 11**

APPLICANT: William P. Calvert, Tr.

PH: Z99-328 (00-9-CZ11-1)

SECTION: 29-54-39

DATE: October 18, 2000

COMMISSION DISTRICT: 11

ITEM NO.: B

=====

A. INTRODUCTION

o **REQUESTS:**

- (1) AU to RU-4L
- (2) SPECIAL EXCEPTION to permit site plan approval for a residential development.
- (3) UNUSUAL USE to permit a lake excavation.
- (4) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit the proposed building setback 20' (25' required) from the rear (south) property line.

A plan is on file and may be examined in the Zoning Department entitled "Paradise Village 1," as prepared by J. Antonio Rodriguez, consisting of 9 sheets and dated received May 22, 2000. Plans may be modified at public hearing.

o **SUMMARY OF REQUESTS:**

The requests will allow the applicant to rezone the property from AU (Agricultural) to RU-4L (Limited Apartment House) along with a special exception to permit site plan approval for a proposed multi-family apartment development. The applicant is also requesting an unusual use to permit a lake excavation, along with a non-use variance to allow a proposed apartment building to setback less than required from the rear (south) property line.

o **LOCATION:**

The southwest corner of SW 162nd Avenue and SW 56th Street, Miami-Dade County, Florida.

o **SIZE:** 5 Acres.

o **IMPACT:**

The residential zoning of the property will permit the applicant to build 76 residential units on the property where the current zoning would only permit one (1) unit. Although the approval of this application will provide more housing for the community, the resulting increase in density will add to the population in the area, will bring more children into the schools, will impact water and sewer services, and will increase traffic in the area.

B. ZONING HEARINGS HISTORY:

None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2005 and 2015 Land Use plan designates the subject property as being within the Urban Development Boundary for **low density residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single-family detached, cluster zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

AU; vacant

Residential, 2.5 to 6.0 du

Surrounding Properties:

NORTH: RU-1Z; single family residences Residential, 2.5 to 6.0 du

SOUTH: RU-3M; vacant Residential, 2.5 to 6.0 du

EAST: AU; vacant Residential, 2.5 to 6.0 du

WEST: AU; vacant Residential, 2.5 to 6.0 du

The subject property is approximately 5 acres and is located in a rapidly developing area of southwest Miami-Dade County. The area north of NorthKendall Drive and west of SW 157th Avenue has been approved for a mixture of residential housing types.

E. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site:	Unacceptable
Location of Buildings:	Unacceptable
Compatibility:	Unacceptable
Landscape Treatment:	Unacceptable
Open Space:	Unacceptable
Buffering:	Unacceptable

Access:	Unacceptable
Parking Layout/Circulation:	Unacceptable
Visibility/Visual Screening:	Acceptable
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	Unacceptable

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or retrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

The Board shall hear an application for and grant or deny **special exceptions**; that is, those exceptions permitted by regulations only upon approval after public hearing, new uses and **unusual uses** which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water and sewer, solid waste, disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.

Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	Objects
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	28 students

H. ANALYSIS:

This application was deferred from the September 12, 2000, meeting of the Community Zoning Appeals Board - 11 due to lack of quorum.

The plans submitted by the applicant depict a 5 acre parcel of land located on the southwest corner of SW 56th Street (Miller Drive) and SW 162nd Avenue. The plans indicate that the property will be developed with a 76-unit multi-family apartment development consisting of three apartment buildings varying from two to three stories in height. The development will consist of two 22-unit, three-story apartment buildings located along the front and rear property lines, and a single 32-unit, two and three story apartment building centrally located on the property. The proposed 0.80 acre lake will have a triangular shape, and will be located adjacent to the 32-unit, two and three story apartment building along the east property line abutting SW 162nd Avenue. The plans indicate that except for the building along the south property line, the remaining buildings conform to the required setbacks. Additionally, the proposed development will comply with building height, lot coverage, landscaping and parking requirements. Access to the property will be from two driveways along SW 162nd Avenue which will direct residents and visitors to the designated parking areas. The plans reflect landscaped areas within parking islands, and a park.

The Department of Environmental Resources Management (DERM) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. Since public water and public sanitary sewers can be made available to this property, DERM will require that the applicant connect to public water supply and public sanitary sewer systems. Furthermore, the applicant will have to comply with all conditions and requirements as set forth in the DERM memorandum pertaining to this application.

However, the **Public Works Department objects** to this application as it pertains to the proposed lake and its slope. Said Department has indicated that the lake slope adjacent to SW 162nd Avenue must be redesigned to provide a 1:7 slope as per Standard Detail R-20.6 of the Public Works Manual. In addition, the Public Works Department has indicated that the property owner must dedicate 35 feet for SW 162nd Avenue, and 40 feet for SW 56 Street. Furthermore, the applicant will have to comply with all the conditions and requirements set forth in the Public Works memorandum pertaining to this application. This application will generate **73 PM daily peak hour vehicle trips** to the area; however, said Department has indicated that it will not affect the current Levels of Service which are at LOS "C" and "E."

The rezoning of the property to RU-4L and the proposed multi-family apartment development will provide additional housing for the residents of Miami-Dade County; however, although the subject property is approximately 5 acres and is located in a rapidly developing area of southwest Miami-Dade County, staff feels that the development's proposed density is too intense for the property and the surrounding area. The proposed RU-4L zoning and the submitted site plan for 76 multi-family apartment units would allow a development density of **15.2 units per gross acres**, which is **inconsistent** with the Master Plan's maximum permitted density of 6 units per gross acres. The residential densities allowed in this category range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. This density category is generally characterized by single family housing, e.g., single-family detached, cluster zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded. The CDMP would permit a maximum of 30 units on this property.

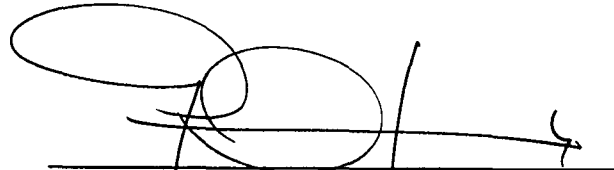
Staff objects to the non-use variance request to allow a proposed apartment building to setback less than required from the rear (south) property line (request #4). In staff's opinion, new developments should be designed to comply with the minimum requirements of the particular zoning district, unless the variances sought are a result of a particular development's design concept attempting to implement urban design guidelines. In this particular instance, the requested setback variance does not necessarily improve the design of the development or allow for the implementation of urban design. In addition, the site plan design is not in keeping with the guidelines for urban form and other policies of the CDMP as well as the Urban Design Manual which was approved by the Board of County Commissioners on December 1, 1998, pursuant to Resolution R-1360-98. The Manual was developed to improve the design and aesthetic character of the community and to establish certain recommendations and guidelines to influence the form and character of future developments within Miami-Dade County. The proposed apartment buildings do not delineate the streetscape nor define the street edge along SW 162nd Avenue; the plans lack a focal point or meaningful public open space that is architecturally defined; and pedestrian connectivity is lacking throughout the development. In this regard, staff feels that the approval of an apartment development of this magnitude and scale will establish a negative precedent for the remaining unimproved parcels in this area.

When taking into consideration the reasonableness of the applied for rezoning and special exception in relation to the present and future development in the area, staff is of the opinion that these requests will permit a development which is **inconsistent** with the CDMP, **incompatible** with the surrounding area, and contrary to the public interest.

I. RECOMMENDATION: Denial without prejudice.

J. CONDITIONS: None.

DATE INSPECTED: 08/17/00
DATE TYPED: 08/24/00
DATE REVISED: 08/25/00, 09/25/00
DATE FINALIZED: 10/11/00
GEO:DO'QW:AJT:MTF:CH

A handwritten signature in black ink, consisting of a large, stylized 'G' followed by a horizontal line and a small flourish at the end.

Guillermo E. Olmedillo, Director
Miami-Dade County Department of
Planning and Zoning



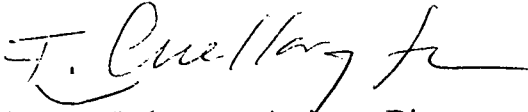
MEMORANDUM



TO: Diane O'Quinn-Williams
Assistant Director
Department of Planning and Zoning

DATE: August 7, 2000

SUBJECT: C-11 #Z1999000328-Revised
William Calvert Tr.
SWC of SW 162nd Avenue & SW 56th Street
UU to Permit a Lake Excavation, S.E. for
Site Plan Approval, U.U. to Permit a Lake
Excavation and N.U.V. of Setback
Requirements
(GU)(5 Ac.)
29-54-39

FROM: 
Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Wellfield Protection:

The subject property is located within the West Wellfield interim protection area. The West Wellfield is located between SW 72nd Street and Coral Way along theoretical SW 172nd Avenue. The siting of this public water supply wellfield and companion wellfield protection program has been under extensive review by the West Wellfield Policy Advisory Committee (PAC) appointed by the County Manager. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance requires stringent wellfield protection measures that will restrict development within the wellfield protection area.

Since the subject request is for a residential zoning district a covenant prohibiting hazardous materials is not required; however, all development shall comply with the requirements of Section 24-12.1 of the Code.

Water and Sewer Service:

Public water and public sanitary sewers can be made available to this site and connection of any existing or proposed facilities will be required. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

The subject property is located within the Bird Drive Basin. Cut and fill criteria as well as drainage restrictions are in effect within this basin. The plans submitted along with the application entitled "Paradise Village 1", as prepared by J. Antonio Rodriguez, comply with the aforesaid requirements. Therefore, DERM may approve the application. The applicant is advised that prior to the approval of additional development orders for this site, the property owner shall submit to the department a properly executed covenant running with the land in favor of Miami-Dade County securing the proposed lake and dry retention areas.

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

An Individual General Environmental Resource Permit from the South Florida Water Management District (SFWMD) will be required for the construction and operation of a surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Positive drainage systems and overland stormwater runoff into any proposed lake are not permitted. Therefore, DERM will require that an earthen berm with a top elevation of one foot above flood criteria be placed along any proposed lake in order to prevent overland discharge of stormwater runoff. A Class II permit would be required for the construction of a drainage system with an outfall to any proposed lake and into a canal.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

//

Wetlands:

The subject property is located in the Bird Drive Basin, which is a jurisdictional wetland area according to the Code. Therefore, a Class IV Permit and compliance with the North Trail/Bird Drive Everglades Basin Ordinance and plans for mitigation, tree island preservation and fill encroachment/stormwater management criteria will be required before any work can take place on the property. These criteria require on-site stormwater management and a mitigation contribution to fund off-site mitigation to compensate for wetland values lost as a result of the proposed project. However, if the property has had continuous agricultural activity since at least September 3, 1983, the Class IV Permit will not require the applicant to provide biological mitigation to Miami-Dade County for the wetland impacts. In addition, the lake slopes in the Bird Drive Everglades Basin are required to be no steeper than 4:1.

The property is also jurisdictional according to the regulations of the Army Corps of Engineers under SAJ-74. The applicant is advised to contact the Wetlands and Forest Resources Section of DERM at (305) 372-6585 for additional information concerning requirements pertaining to the Class IV and SAJ-74 permits.

In addition, the property may be jurisdictional according to the regulations of the State of Florida Department of Environmental Protection (561) 681-6600 and/or the South Florida Water Management District (1-800-432-2045). It is the applicant's responsibility to contact these agencies for their permitting requirements.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Al Torres, Zoning Services-P&Z
Maria T. Fojo, Zoning Evaluation-P&Z
Greg Adkins, Planning Division-P&Z
Lynn Talleda, Zoning Hearings-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: William Calvert, Tr.

This Department objects to this application.

Redesign lake slope adjacent to SW 162 Ave. and provide 1:7 slope as per Standard Detail R-20.6 of the Public Works Manual.

5 feet wide pathway required throughout development.

The property owner must dedicate 35 feet from fractional line for SW 162 Ave. and 40 feet for SW 56 St. (1/2 R/W).

Dedication of 25 foot radius corner at SW 56 St. and SW 162 Ave.

This land must be platted. The road improvements will be accomplished thru the recording of a plat.

Guardrail required along lake adjacent to SW 162 Ave. and driveways. Lake to be included with plat.

Sidewalk to continue in front of driveways.

Provide paved public access to this site.

The use of explosives in this area is strictly prohibited.

Please notify applicant that the subject property is located within two miles of a rock mining operation where blasting is permitted.

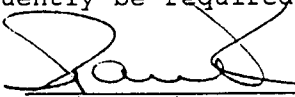
The near-by blasting site is Rinker Krome North located at 8800 SW 177 Ave.

The subject site is located approximately 8,000 feet from the near-by blasting site - Rinker Krome Quarry.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 73 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
9275	SW 56 St. w/o SW 147 Ave.	C	C
9664	SW 72 St. w/o SW 147 Ave.	E	E
9665	SW 72 St. w/o SW 152 Ave.	E	E

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.


Raul A. Pino, P.L.S.

Date JUN 02 2000

MIAMI-DADE COUNTY PUBLIC SCHOOLS

GOVERNMENTAL AFFAIRS AND LAND USE POLICY AND ACQUISITION • 1450 N.E. 2nd Avenue, Room 525 • MIAMI, FLORIDA 33132
(305) 995-7280

Roger C. Cuevas
Superintendent of Schools

August 17, 2000

Miami-Dade County School Board

Ms. Perla Tabares Hantman, Chair
Dr. Michael M. Krop, Vice Chair
Mr. G. Holmes Braddock
Dr. Robert B. Ingram
Ms. Betsy H. Kaplan
Mrs. Manty Sabatés Morse
Mr. Demetrio Pérez, Jr., M. S.
Dr. Marta Pérez
Dr. Solomon C. Stinson

Ms. Maria Teresa Fojo, Acting Supervisor
Zoning Evaluation
Miami-Dade County
Department of Planning and Zoning
111 N.W. 1st Street
Miami, Florida 33128

Re: **William Calvert, Trustee**
Application No. 99-328
Southeast corner of S.W. 56 Street and S.W. 162 Avenue

C-11
9/12/2000

Dear Ms. Fojo:

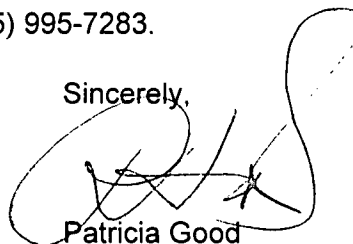
Pursuant to the County's request and the requirements of Florida Statute 235.193 (2), attached please find Miami-Dade County Public Schools (M-DCPS) school impact analysis for the above-referenced application. The applicant is proposing a zoning change from GU to RU-4L. The proposed application of 76 units would generate a school impact of 28 students; 15 elementary school students, 7 middle school students and 6 senior high school students.

Due to various factors, which may include the number of students generated, planned relief schools and utilization figures of affected schools, no mitigation plan has been requested by the District.

The School Board has no jurisdiction over zoning decisions. Nothing contained herein should be construed as an endorsement of the proposed application.

I would appreciate if the district school information is made available for Council review. Should you have any questions, please call me at (305) 995-7283.

Sincerely,



Patricia Good
Coordinator III

PG:jc
G-3011
Attachment

cc: Mr. Delio Diaz

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 99-328, William Calvert, Trustee

REQUEST: Zoning change from GU to RU-4L

ACRES: 5 acres

LOCATION: Southeast corner of S.W. 56 Street and S.W. 162 Avenue

**NUMBER OF
UNITS:** 76 multi-family units

**ESTIMATED
STUDENT
POPULATION:** 28 students

ELEMENTARY: 15

MIDDLE: 7

SENIOR: 6

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Bowman Foster Ashe Elementary -6601 S.W. 152 Avenue

MIDDLE: Howard A. Doolin Middle - 6400 S.W. 152 Avenue

SENIOR HIGH: Felix Varela Sr. (Grades 9-10) - 15255 S.W. 96 Street
G. Holmes Braddock Sr. (Grades 11-12) - 3601 S.W. 147 Avenue

SCHOOL UTILIZATION: The October 1999 FTE membership, permanent utilization, permanent/temporary utilization and program capacity utilization, taking into account new school openings and 2000-2001 attendance boundary changes, are as follows:

	MEMBERSHIP	PERMANENT UTILIZATION	PERMANENT/ TEMPORARY UTILIZATION	PROGRAM CAPACITY UTILIZATION
Bowman Foster Ashe El.	1044	119%	98%	118%
Howard A. Doolin Mid.	1918	143%	133%	110%
*Felix Varela Sr.	2049	90%	90%	N/A
G. Holmes Braddock Sr.	5375	163%	122%	168%
Feeder Pattern:	Felix Varela Sr.	114%		
	G. Holmes Braddock Sr.	131%		

**School is scheduled to open Fall/2000.*

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 1999:

Bowman Foster Ashe Elementary:

Access to computers:	In each classroom, in special computer labs and in the Media Center
Capital Improvements since 1990:	Primary Learning Center
Recognition for Academic Achievement:	1998-99: Florida School Recognition Program, Honorable Mention
Special Programs:	Before and after-school care
Lunch schedule:	Begins at 10:15 a.m.
Non-instructional space utilized for instructional purposes:	None
Teachers required to float/travel:	Spanish
Portables:	9

Howard A. Doolin Middle:

Access to computers:	In each classroom
Capital Improvements since 1990:	This school was built after 1990
Recognition for Academic Achievement:	1999: Little Red School House Award
Special Programs:	After-school care, Early Bird program, Math and Language Arts Enrichment
Lunch schedule:	Begins at 11:33 a.m.
Non-instructional space utilized for instructional purposes:	Library, Auditorium and Teacher Workrooms
Teachers required to float/travel:	ESOL, Math and Science
Portables:	4

Felix Varela Senior High:

No information available for this school. School is scheduled to open Fall/2000.

G. Holmes Braddock Senior High:

Access to computers:	In each classroom, in special computer labs and in the Media Center
Capital Improvements since 1990:	Replacement of roof and flooring
Recognition for Academic Achievement:	1999: U.S. Dept. of Education #1 Award-Safe School Environment, 1998: National Safe and Drug-Free School Award
Special Programs:	Magnet programs, Community classes, Activities and Athletics
Lunch schedule:	Begins at 10:30 a.m.

G. Holmes Braddock Senior High (Continued):

Non-instructional space utilized for instructional purposes:

Auditorium, Library, Book and Storage Rooms

Teachers required to float/travel:

English, Math, Science, Social Studies, ESE, Fine Arts, Business Technology, Foreign Language, ESOL

Portables:

38

PLANNED RELIEF ~~SCHOOL~~ THE AREA:

<u>School</u>	<u>Status</u>	<u>Occupancy Date</u>
State School "D-1"	Construction	December/2000
Primary Learning Center "U"	Developer to build pursuant to contract	Spring/2001
Christina M. Eve Elementary	Construction	August/2000
State School "VV-1"	Design	Fall/2002
Hammocks Middle/Major Addition	Design	March/2001
Middle Learning Center "EE"	Construction	August/2000
Felix Varela Senior	Design build	Fall/2000
State School "PPP"	Design	Fall/2003

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,062 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$141,736.

CAPITAL COSTS: Based on the 1994-95 Educational Facilities Impact Fee Study, construction costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	15	x	\$ 11,790	=	\$	176,850
MIDDLE	7	x	\$ 12,232	=	\$	85,624
SENIOR	6	x	\$ 18,619	=	\$	111,714

Total Potential Capital Cost	\$	374,188
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The School Board's estimated capital costs are based upon the actual costs of land acquisition, land development and construction of elementary, middle or senior high school facilities. Such costs do not include furniture, fixtures or equipment, buses or other capital costs.

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity]

CORPORATION NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

William P. Calvert, Trustee

TRUST NAME

NAME AND ADDRESS

Percentage of Interest

William P. Calvert, Trustee *	66 1/3
Stephen H. Siegel *	16 2/3
Ilene Eber *	16 2/3
* c/o Robert Eber, Esquire	
10761 S.W. 104th Street	
Miami, Florida 33176	

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME AND ADDRESS

Percentage of Ownership

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

G.P. Investments, Inc.
NAME

NAME, ADDRESS, AND OFFICE (if applicable)

Percentage of Interest

<u>Guillermo Perez, president</u>	<u>100%</u>
<u>12879 SW 61 TERR</u>	

Date of contract: July 8th 1999

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature:
(Applicant)

William P. Calvert
William P. Calvert

Sworn to and subscribed before me,
this 11th day of August, 1999

(SEAL)



J. Carman
Notary Public, State of Florida at Large

Colorado

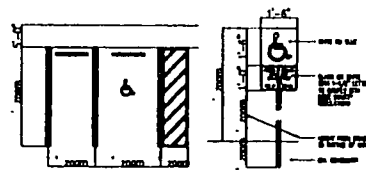
My Commission Expires: 9-20-2000

* Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

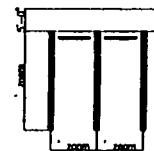
LEGAL DESCRIPTION

The East Half of Tract 5 of "Bland Everglades Land Co. Ltd.", according to the Plat thereof as recorded in Plat Book 2, Page 3, of the Public Records of Bland-Dade County, Florida.

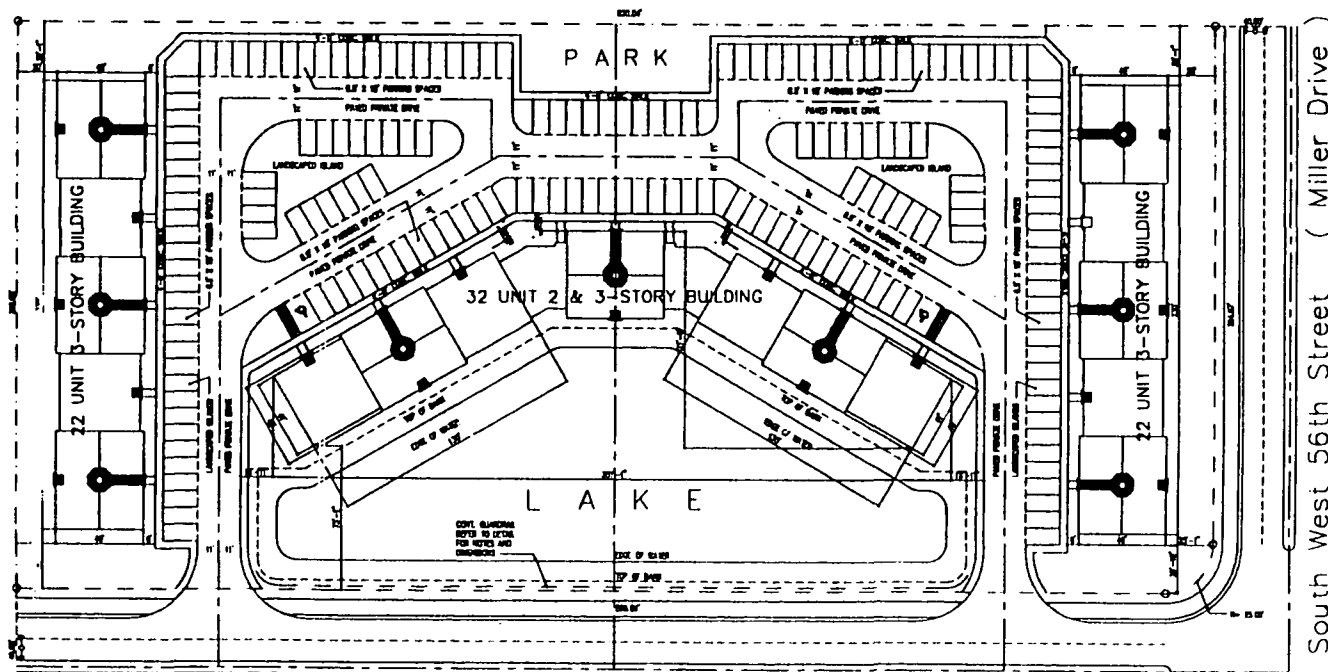
SITE CALCULATIONS

[illegible]

HANDICAP STALL & SIGNAGE



STANDARD PARKING DETAIL
NOT TO SCALE



South West 162nd Avenue

South West 56th Street (Miller Drive)

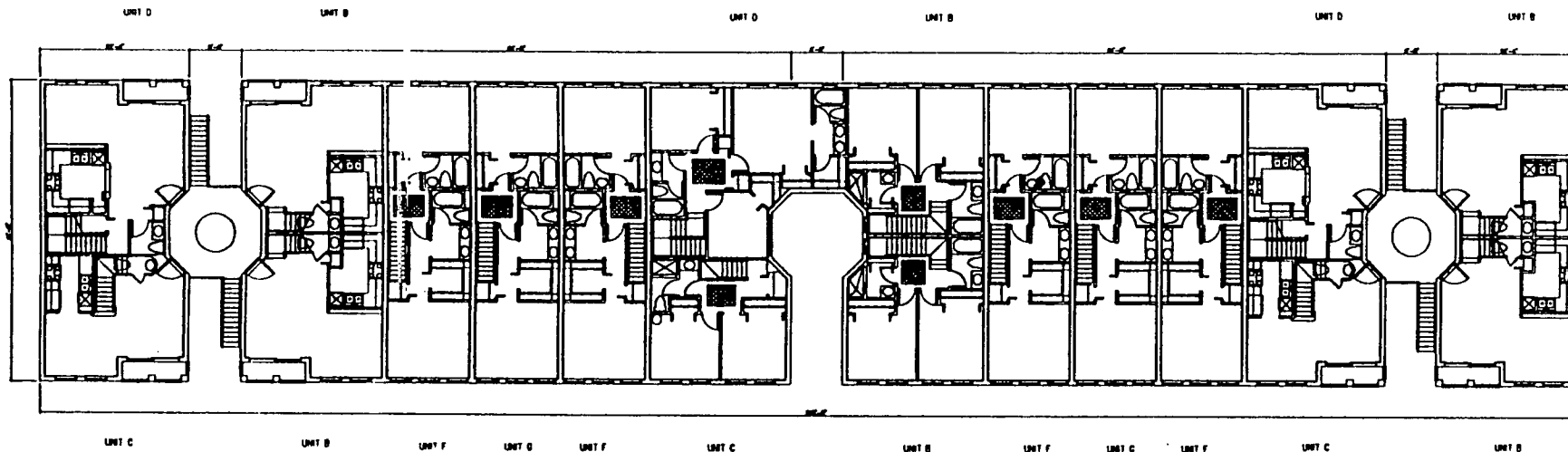
PARADISE VILLAGE 1

JUAN CARLOS RODRIGUEZ, ARCHITECT
AR 0707550
1833 N.W. 79th AVENUE
MIAMI, FLORIDA 33176
(305) 868-7382

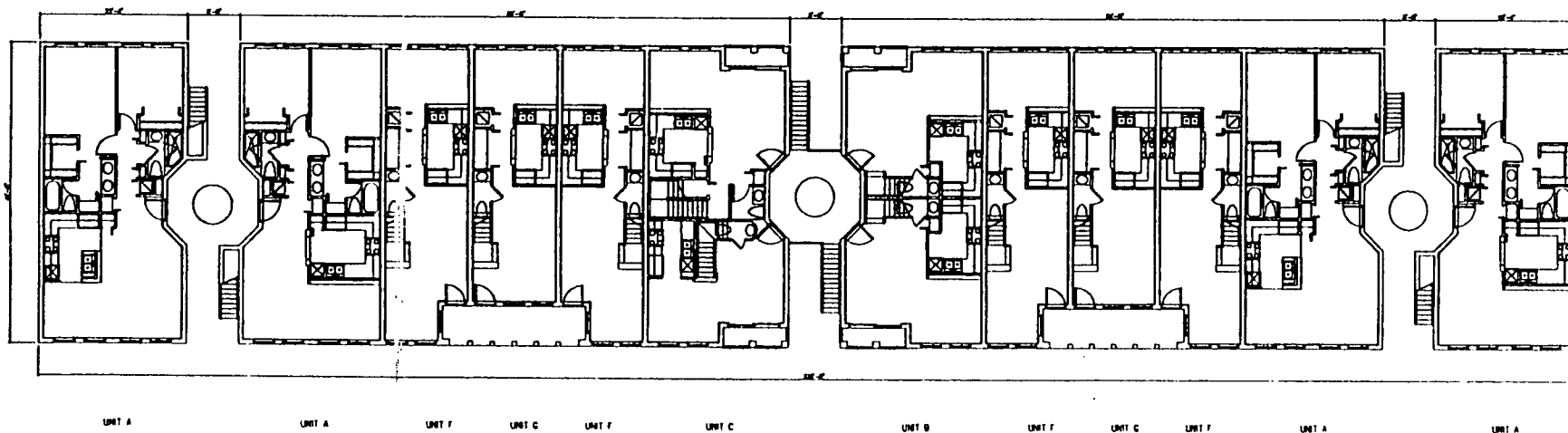
 SITE PLAN
SCALE: 1" = 30'

SP-

23



SECOND FLOOR BUILDING PLAN
SCALE: 1/8" = 1'-0"



FIRST FLOOR BUILDING PLAN
SCALE: 1/8" = 1'-0"

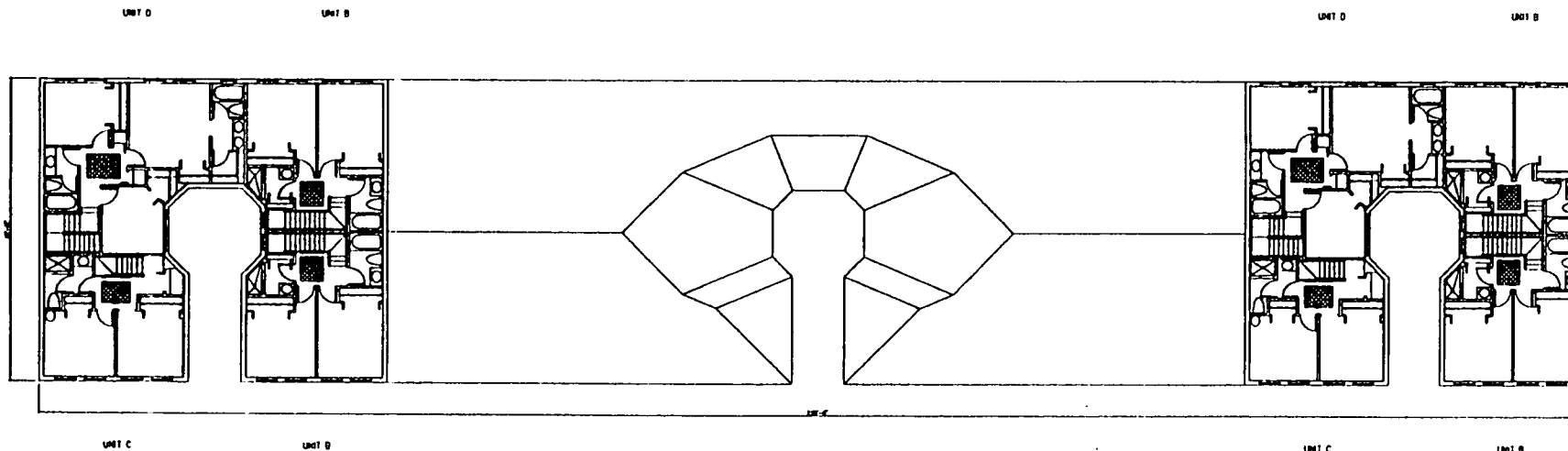
PARADISE VILLAGE I

A. ANTONIO RODRIGUEZ, ARCHITECT
48 000/2500
1433 N.W. 75th AVENUE
MIAMI, FLORIDA 33176
(305) 898-7382

24



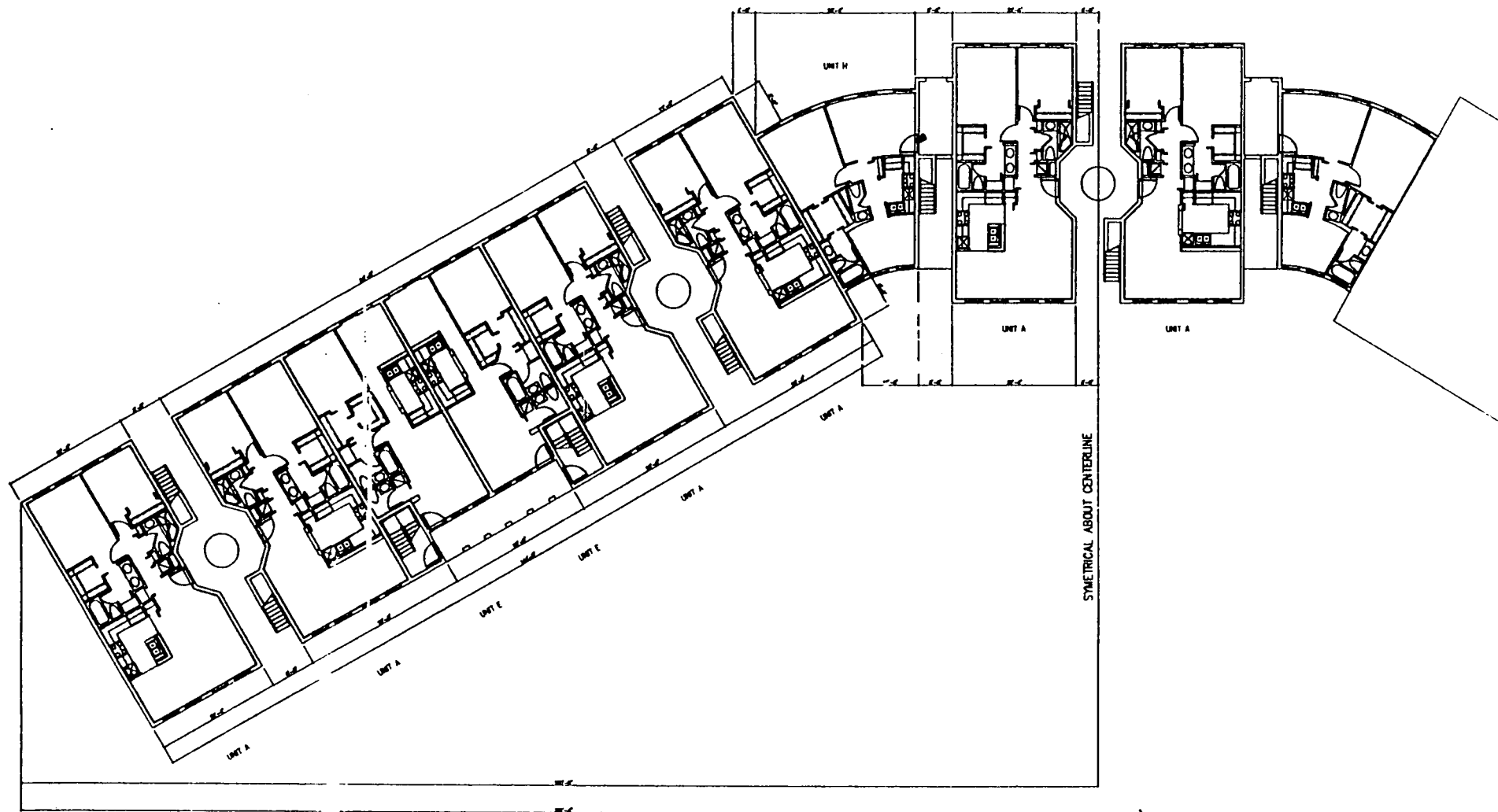
BULDING ELEVATION
SCALE: 1/8" = 1'-0"



THIRD FLOOR BUILDING PLAN
SCALE: 1/8" = 1'-0"

PARADISE VILLAGE I

JUANITO RODRIGUEZ, ARCHITECT
AR 0007540
1633 N. W. 70th AVENUE
MIAMI, FLORIDA 33126
(305) 946-7302

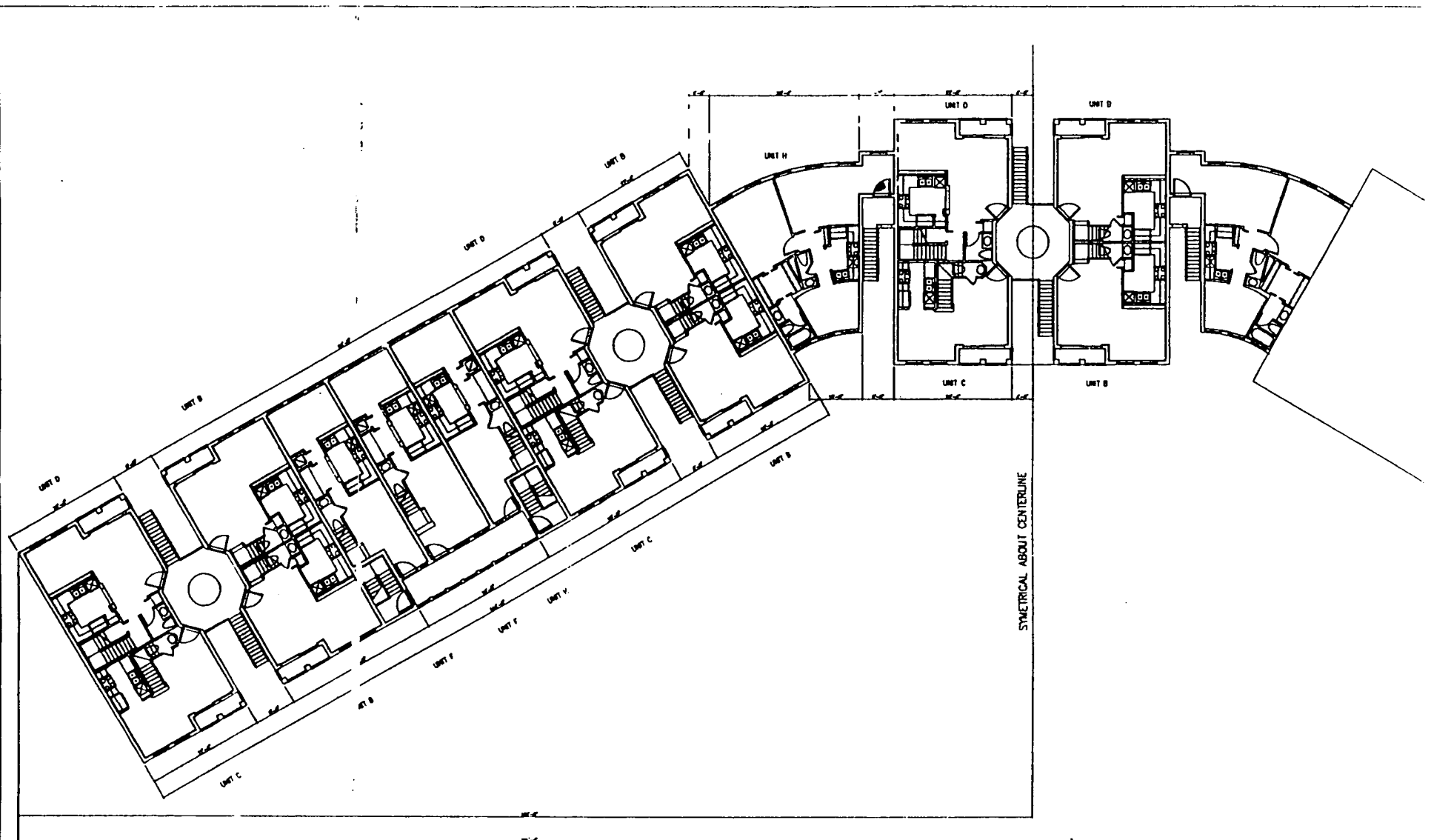


FIRST FLOOR BUILDING PLAN
SCALE: 1/8" = 1'-0"

PARADISE VILLAGE I

ANTONIO RODRIGUEZ, ARCHITECT
AP 0027550
1833 N.W. 79th AVENUE
MIAMI, FLORIDA 33176
(305) 866-7382

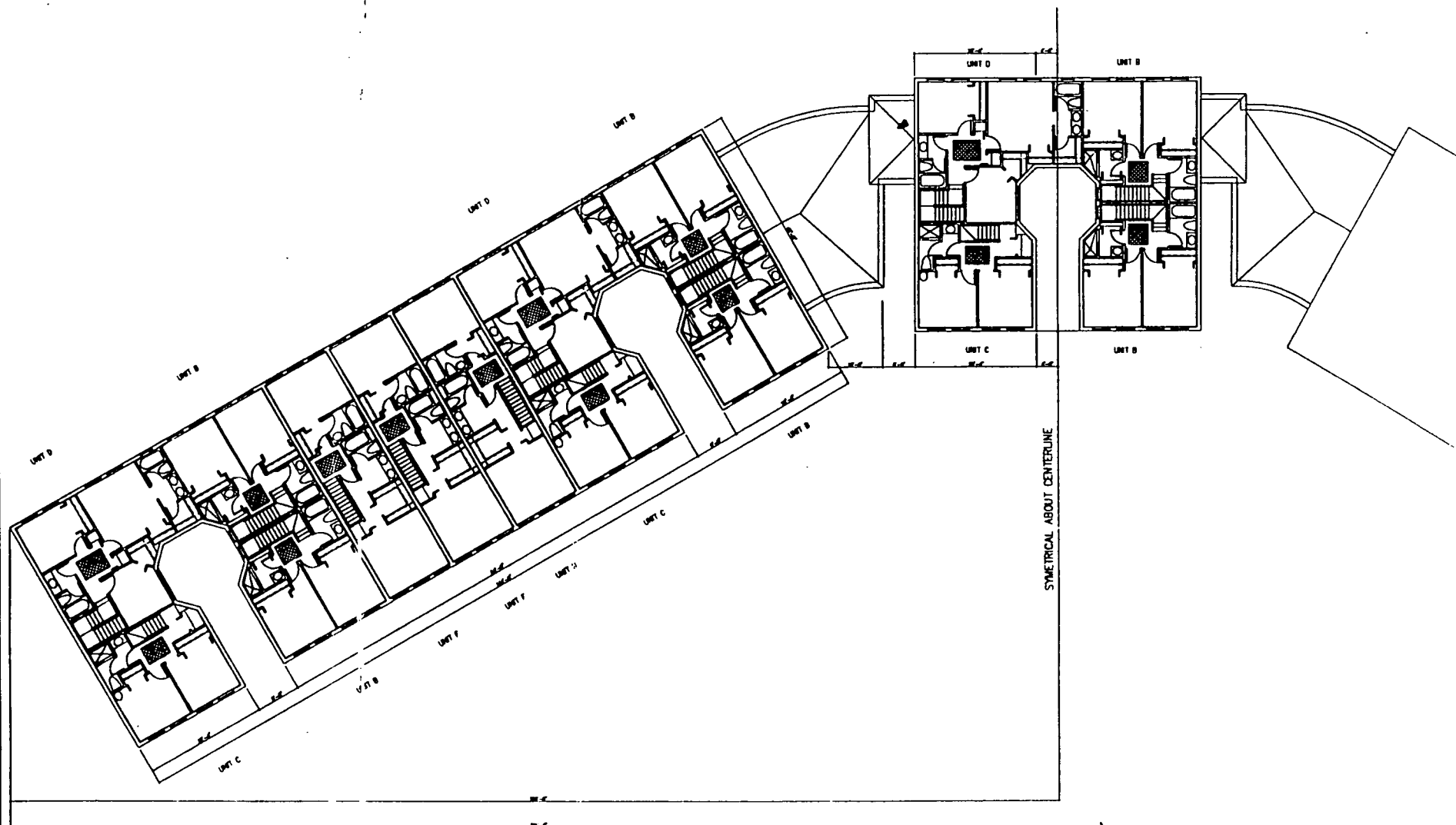
26



SECOND FLOOR BUILDING PLAN
SCALE: 1/8" = 1'-0"

PARADISE VILLAGE I

J. ANTONIO RODRIGUEZ, ARCHITECT
AP 0707300
1633 N.W. 79th AVENUE
MIAMI, FLORIDA 33126
(305) 968-7362



THIRD FLOOR BUILDING PLAN
SCALE: 1/8" = 1'-0"

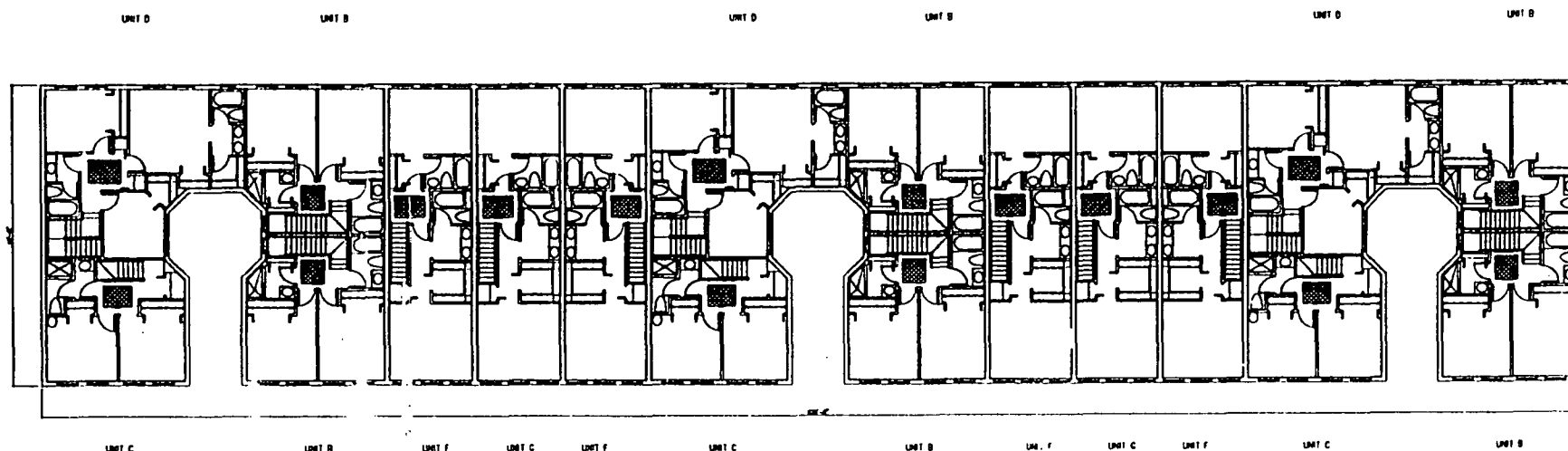
PARADISE VILLAGE I

J. ANTONIO RODRIGUEZ, ARCHITECT
AP 0007550
1833 N.W. 79th AVENUE
MIAMI, FLORIDA 33126
(305) 866-7382

28



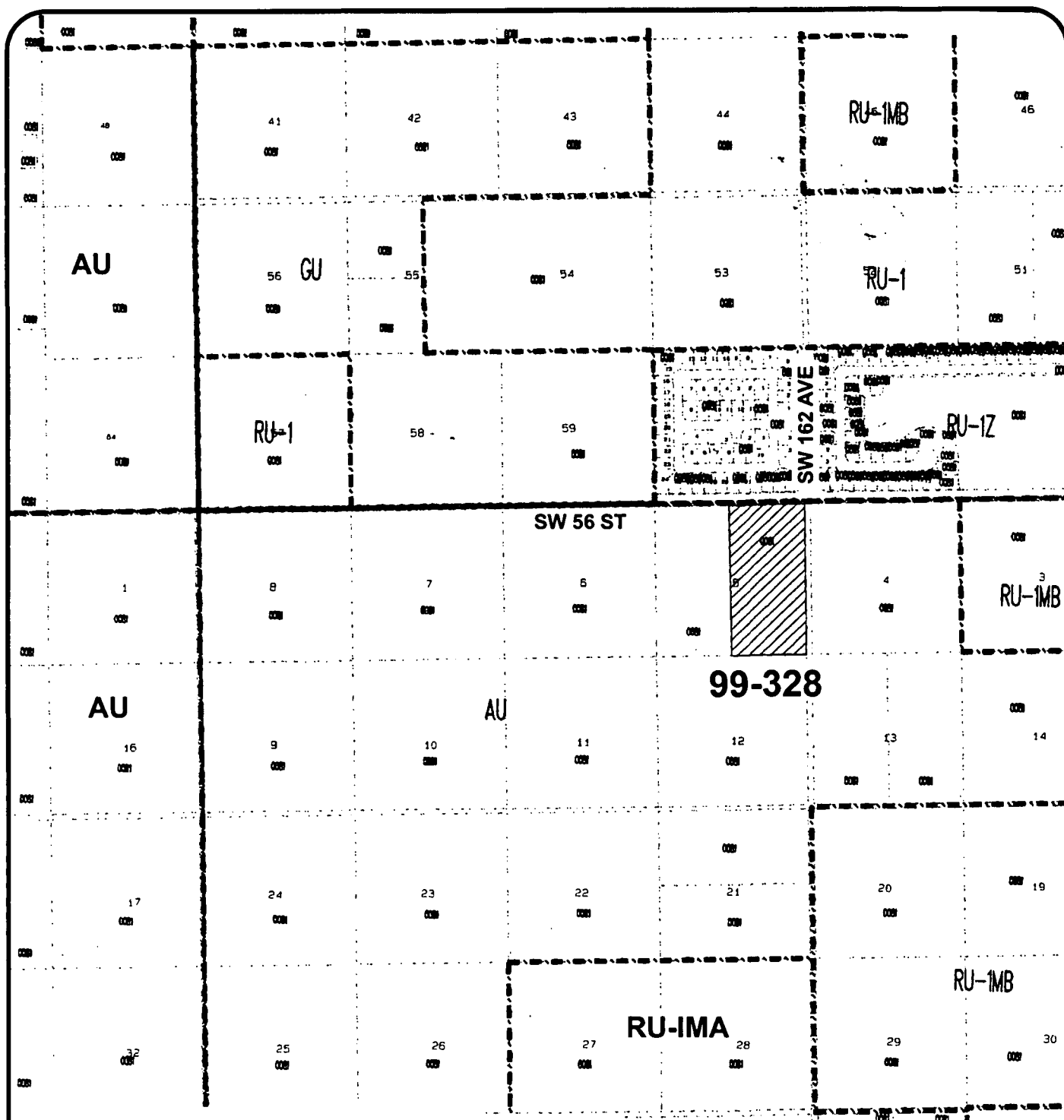
BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



THIRD FLOOR BUILDING PLAN
SCALE: 1/8" = 1'-0"

PARADISE VILLAGE I

JUAN TORO RODRIGUEZ, ARCHITECT
PH 0007500
1633 N.W. 79th AVENUE
MIAMI, FLORIDA 33126
(305) 896-7362



MIAMI-DADE COUNTY HEARING MAP

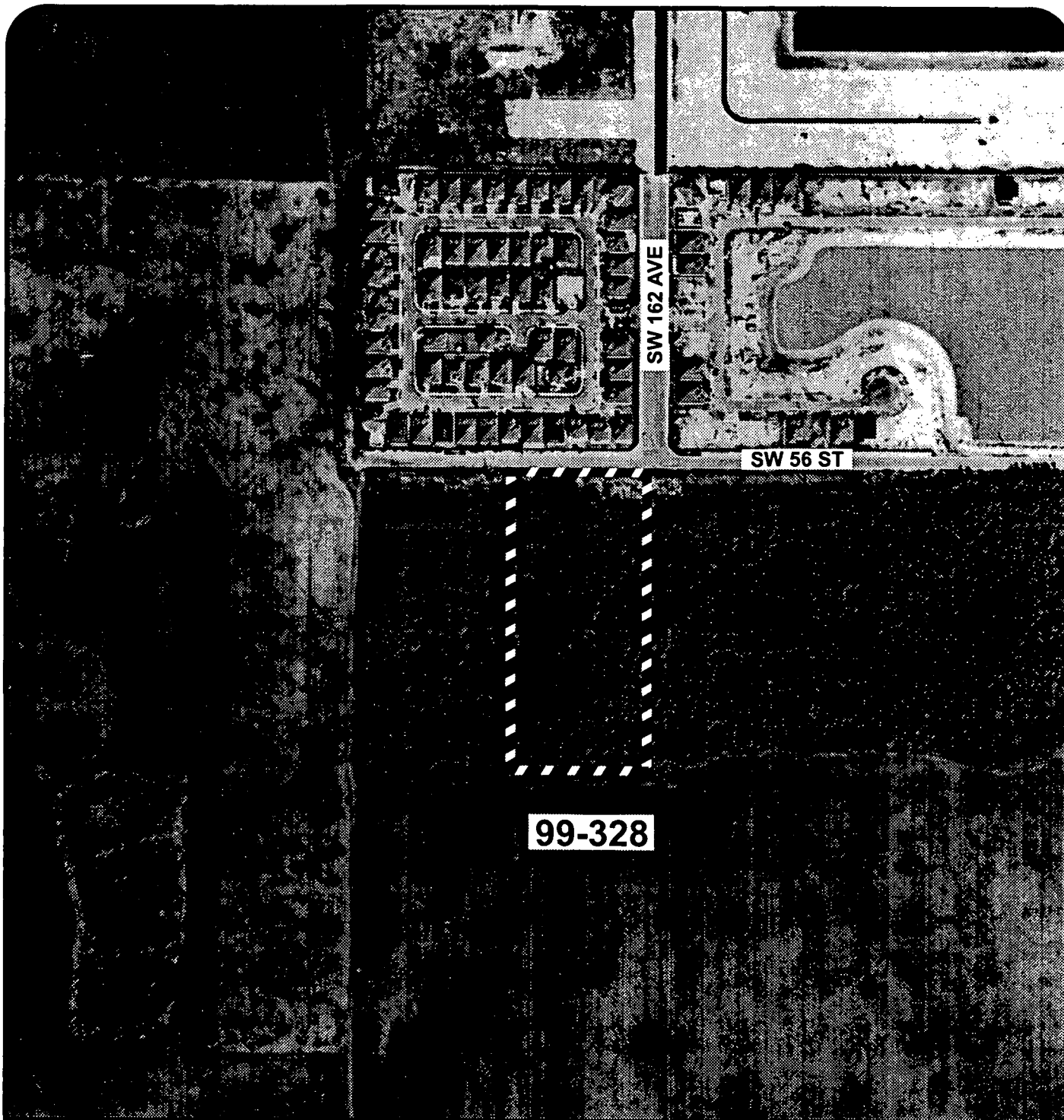
Section: 29 Township: 54 Range: 39
 Process Number: 99000328
 Applicant: WILLIAM P. CALVERT, TRUSTEE
 District Number: 11
 Zoning Board: C11
 Drafter ID: Eric
 Scale: NTS

S C A L E
 0 NTS N

 SUBJECT PROPERTY

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**MIAMI-DADE COUNTY
AERIAL**

Section: 29 Township: 54 Range: 39
Process Number: 99000328
Applicant: WILLIAM P. CALVERT, TRUSTEE
District Number: 11
Zoning Board: C11
Drafter ID: Eric
Scale: NTS

S C A L E
0 NTS N



SUBJECT PROPERTY



1. WILLIAM P. CALVERT TR.
(Applicant)

00-9-CZ11-1 (99-328)
Area 11/District 11
Hearing Date: 9/12/2000

Property Owner (if different from applicant) **Same**

Is there an option to purchase ☒/ lease ☐ the property predicated on the approval of the zoning request? Yes ☒ No ☐

If so, who are the interested parties? **G. P. Inv., Inc.**

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
--------------------	-------------------------	-----------------------	---------------------	------------------------

NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

TEAM METRO WEST OFFICE

ENFORCEMENT HISTORY

William P. Calvert, Trustee

The Southwest Corner of S.W. 162
Avenue & S.W. 56 Street, Miami-
Dade County, Florida

APPLICANT

ADDRESS

9/12/00

DATE

99-328

HEARING NUMBER

NO CURRENT ENFORCEMENT HISTORY:

- NO CURRENT ENFORCEMENT HISTORY.
- AN ON-SITE INSPECTION PERFORMED BY NCS MORA ON 8/22/00, REVEALED OVERGROWTH, JUNK AND TRASH. PROPERTY WILL BE RE-INSPECTED AFTER SEPTEMBER 1ST, SINCE WE ARE IN THE CLEARING MONTHS.

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 11**

APPLICANT: William P. Calvert, Tr.

PH: Z99-328 (00-9-CZ11-1)

SECTION: 29-54-39

DATE: September 12, 2000

COMMISSION DISTRICT: 11

ITEM NO.: 1

A. INTRODUCTION

o **REQUESTS:**

- (1) AU to RU-4L
- (2) SPECIAL EXCEPTION to permit site plan approval for a residential development.
- (3) UNUSUAL USE to permit a lake excavation.
- (4) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit the proposed building setback 20' (25' required) from the rear (south) property line.

A plan is on file and may be examined in the Zoning Department entitled "Paradise Village 1," as prepared by J. Antonio Rodriguez, consisting of 9 sheets and dated received May 22, 2000. Plans may be modified at public hearing.

o **SUMMARY OF REQUESTS:**

The requests will allow the applicant to rezone the property from AU (Agricultural) to RU-4L (Limited Apartment House) along with a special exception to permit site plan approval for a proposed multi-family apartment development. The applicant is also requesting an unusual use to permit a lake excavation, along with a non-use variance to allow a proposed apartment building to setback less than required from the rear (south) property line.

o **LOCATION:**

The southwest corner of SW 162nd Avenue and SW 56th Street, Miami-Dade County, Florida.

o **SIZE:** 5 Acres.

o **IMPACT:**

The residential zoning of the property will permit the applicant to build 76 residential units on the property where the current zoning would only permit one (1) unit. Although the approval of this application will provide more housing for the community, the resulting increase in density will add to the population in the

area, will bring more children into the schools, will impact water and sewer services, and will increase traffic in the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2005 and 2015 Land Use plan designates the subject property as being within the Urban Development Boundary for **low density residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single-family detached, cluster zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

AU; vacant

Residential, 2.5 to 6.0 du

Surrounding Properties:

NORTH: RU-1Z; single family residences Residential, 2.5 to 6.0 du

SOUTH: RU-3M; vacant Residential, 2.5 to 6.0 du

EAST: AU; vacant Residential, 2.5 to 6.0 du

WEST: AU; vacant Residential, 2.5 to 6.0 du

The subject property is approximately 5 acres and is located in a rapidly developing area of southwest Miami-Dade County. The area north of NorthKendall Drive and west of SW 157th Avenue has been approved for a mixture of residential housing types.

E. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site:	Unacceptable
Location of Buildings:	Unacceptable
Compatibility:	Unacceptable
Landscape Treatment:	Unacceptable
Open Space:	Unacceptable
Buffering:	Unacceptable

Access:	Unacceptable
Parking Layout/Circulation:	Unacceptable
Visibility/Visual Screening:	Acceptable
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	Unacceptable

F. **PERTINENT REQUIREMENTS/STANDARDS:**

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or retrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

The Board shall hear an application for and grant or deny **special exceptions**; that is, those exceptions permitted by regulations only upon approval after public hearing, new uses and **unusual uses** which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water and sewer, solid waste, disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.

Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	Objects
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	28 students

H. ANALYSIS:

The plans submitted by the applicant depict a 5 acre parcel of land located on the southwest corner of SW 56th Street (Miller Drive) and SW 162nd Avenue. The plans indicate that the property will be developed with a 76-unit multi-family apartment development consisting of three apartment buildings varying from two to three stories in height. The development will consist of two 22-unit, three-story apartment buildings located along the front and rear property lines, and a single 32-unit, two and three story apartment building centrally located on the property. The proposed 0.80 acre lake will have a triangular shape, and will be located adjacent to the 32-unit, two and three story apartment building along the east property line abutting SW 162nd Avenue. The plans indicate that except for the building along the south property line, the remaining buildings conform to the required setbacks. Additionally, the proposed development will comply with building height, lot coverage, landscaping and parking requirements. Access to the property will be from two driveways along SW 162nd Avenue which will direct residents and visitors to the designated parking areas. The plans reflect landscaped areas within parking islands, and a park.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. Since public water and public sanitary sewers can be made available to this property, DERM will require that the applicant connect to public water supply and public sanitary sewer systems. Furthermore, the applicant will have to comply with all conditions and requirements as set forth in the DERM memorandum pertaining to this application. However, the **Public Works Department objects** to this application as it pertains to the proposed lake and its slope. Said Department has indicated that the lake slope adjacent to SW 162nd Avenue must be redesigned to provide a 1:7 slope as per Standard Detail R-20.6 of the Public Works Manual. In addition, the Public Works

Department has indicated that the property owner must dedicate 35 feet for SW 162nd Avenue, and 40 feet for SW 56 Street. Furthermore, the applicant will have to comply with all the conditions and requirements set forth in the Public Works memorandum pertaining to this application. This application will generate **73 PM daily peak hour vehicle trips** to the area; however, said Department has indicated that it will not affect the current Levels of Service which are at LOS "C" and "E."

The rezoning of the property to RU-4L and the proposed multi-family apartment development will provide additional housing for the residents of Miami-Dade County; however, although the subject property is approximately 5 acres and is located in a rapidly developing area of southwest Miami-Dade County, staff feels that the development's proposed density is too intense for the property and the surrounding area. The proposed RU-4L zoning and the submitted site plan for 76 multi-family apartment units would allow a development density of **15.2 units per gross acres**, which is **inconsistent** with the Master Plan's maximum permitted density of 6 units per gross acres. The residential densities allowed in this category range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. This density category is generally characterized by single family housing, e.g., single-family detached, cluster zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded. The CDMP would permit a maximum of 30 units on this property.

Staff objects to the non-use variance request to allow a proposed apartment building to setback less than required from the rear (south) property line (request #4). In staff's opinion, new developments should be designed to comply with the minimum requirements of the particular zoning district, unless the variances sought are a result of a particular development's design concept attempting to implement urban design guidelines. In this particular instance, the requested setback variance does not necessarily improve the design of the development or allow for the implementation of urban design. In addition, the site plan design is not in keeping with the guidelines for urban form and other policies of the CDMP as well as the Urban Design Manual which was approved by the Board of County Commissioners on December 1, 1998, pursuant to Resolution R-1360-98. The Manual was developed to improve the design and aesthetic character of the community and to establish certain recommendations and guidelines to influence the form and character of future developments within Miami-Dade County. The proposed apartment buildings do not delineate the streetscape nor define the street edge along SW 162nd Avenue; the plans lack a focal point or meaningful public open space that is architecturally defined; and pedestrian connectivity is lacking throughout the development. In this regard, staff feels that the approval of an apartment development of this magnitude and scale will establish a negative precedent for the remaining unimproved parcels in this area.

When taking into consideration the reasonableness of the applied for rezoning and special exception in relation to the present and future development in the area, staff is of the opinion that these requests will permit a development which is **inconsistent** with the CDMP, **incompatible** with the surrounding area, and contrary to the public interest.

I. **RECOMMENDATION:** Denial without prejudice.

J. **CONDITIONS:** None.

DATE INSPECTED: 08/17/00
DATE TYPED: 08/24/00
DATE REVISED: 08/25/00
DATE FINALIZED: 08/25/00
GEO:DO'QW:AJT:MTF:CH

A handwritten signature in black ink, consisting of a large, stylized 'G' followed by 'E. Olmedillo' and a horizontal line extending to the right.

Guillermo E. Olmedillo, Director
Miami-Dade County Department of
Planning and Zoning



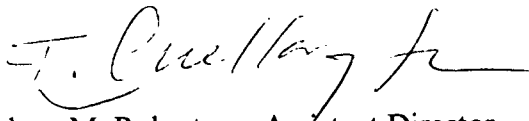
MEMORANDUM



TO: Diane O'Quinn-Williams
Assistant Director
Department of Planning and Zoning

DATE: August 7, 2000

SUBJECT: C-11 #Z1999000328-Revised
William Calvert Tr.
SWC of SW 162nd Avenue & SW 56th Street
UU to Permit a Lake Excavation, S.E. for
Site Plan Approval, U.U. to Permit a Lake
Excavation and N.U.V. of Setback
Requirements
(GU)(5 Ac.)
29-54-39


FROM: Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Wellfield Protection:

The subject property is located within the West Wellfield interim protection area. The West Wellfield is located between SW 72nd Street and Coral Way along theoretical SW 172nd Avenue. The siting of this public water supply wellfield and companion wellfield protection program has been under extensive review by the West Wellfield Policy Advisory Committee (PAC) appointed by the County Manager. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance requires stringent wellfield protection measures that will restrict development within the wellfield protection area.

Since the subject request is for a residential zoning district a covenant prohibiting hazardous materials is not required; however, all development shall comply with the requirements of Section 24-12.1 of the Code.

Water and Sewer Service:

Public water and public sanitary sewers can be made available to this site and connection of any existing or proposed facilities will be required. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

The subject property is located within the Bird Drive Basin. Cut and fill criteria as well as drainage restrictions are in effect within this basin. The plans submitted along with the application entitled "Paradise Village 1", as prepared by J. Antonio Rodriguez, comply with the aforesaid requirements. Therefore, DERM may approve the application. The applicant is advised that prior to the approval of additional development orders for this site, the property owner shall submit to the department a properly executed covenant running with the land in favor of Miami-Dade County securing the proposed lake and dry retention areas.

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

An Individual General Environmental Resource Permit from the South Florida Water Management District (SFWMD) will be required for the construction and operation of a surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Positive drainage systems and overland stormwater runoff into any proposed lake are not permitted. Therefore, DERM will require that an earthen berm with a top elevation of one foot above flood criteria be placed along any proposed lake in order to prevent overland discharge of stormwater runoff. A Class II permit would be required for the construction of a drainage system with an outfall to any proposed lake and into a canal.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:

The subject property is located in the Bird Drive Basin, which is a jurisdictional wetland area according to the Code. Therefore, a Class IV Permit and compliance with the North Trail/Bird Drive Everglades Basin Ordinance and plans for mitigation, tree island preservation and fill encroachment/stormwater management criteria will be required before any work can take place on the property. These criteria require on-site stormwater management and a mitigation contribution to fund off-site mitigation to compensate for wetland values lost as a result of the proposed project. However, if the property has had continuous agricultural activity since at least September 3, 1983, the Class IV Permit will not require the applicant to provide biological mitigation to Miami-Dade County for the wetland impacts. In addition, the lake slopes in the Bird Drive Everglades Basin are required to be no steeper than 4:1.

The property is also jurisdictional according to the regulations of the Army Corps of Engineers under SAJ-74. The applicant is advised to contact the Wetlands and Forest Resources Section of DERM at (305) 372-6585 for additional information concerning requirements pertaining to the Class IV and SAJ-74 permits.

In addition, the property may be jurisdictional according to the regulations of the State of Florida Department of Environmental Protection (561) 681-6600 and/or the South Florida Water Management District (1-800-432-2045). It is the applicant's responsibility to contact these agencies for their permitting requirements.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Al Torres, Zoning Services-P&Z
Maria T. Fojo, Zoning Evaluation-P&Z
Greg Adkins, Planning Division-P&Z
Lynn Talleda, Zoning Hearings-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: William Calvert, Tr.

This Department objects to this application.

Redesign lake slope adjacent to SW 162 Ave. and provide 1:7 slope as per Standard Detail R-20.6 of the Public Works Manual.

5 feet wide pathway required throughout development.

The property owner must dedicate 35 feet from fractional line for SW 162 Ave. and 40 feet for SW 56 St. (1/2 R/W).

Dedication of 25 foot radius corner at SW 56 St. and SW 162 Ave.

This land must be platted. The road improvements will be accomplished thru the recording of a plat.

Guardrail required along lake adjacent to SW 162 Ave. and driveways. Lake to be included with plat.

Sidewalk to continue in front of driveways.

Provide paved public access to this site.

The use of explosives in this area is strictly prohibited.

Please notify applicant that the subject property is located within two miles of a rock mining operation where blasting is permitted.

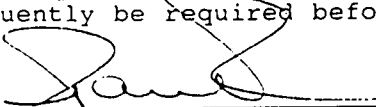
The near-by blasting site is Rinker Krome North located at 8800 SW 177 Ave.

The subject site is located approximately 8,000 feet from the near-by blasting site - Rinker Krome Quarry.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 73 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
9275	SW 56 St. w/o SW 147 Ave.	C	C
9664	SW 72 St. w/o SW 147 Ave.	E	E
9665	SW 72 St. w/o SW 152 Ave.	E	E

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.


Raul A. Pino, P.L.S.

Date JUN 02 2000

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity]

CORPORATION NAME**NAME, ADDRESS, AND OFFICE****Percentage of Stock**

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

William P. Calvert, Trustee

TRUST NAME**NAME AND ADDRESS****Percentage of Interest**

William P. Calvert, Trustee *	66 1/3
Stephen H. Siegel *	16 2/3
Ilene Eber *	16 2/3
* c/o Robert Eber, Esquire	
10761 S.W. 104th Street	
Miami, Florida 33176	

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME AND ADDRESS

Percentage of Ownership

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

G.P. Investments, Inc.
NAME

NAME, ADDRESS, AND OFFICE (if applicable)

Percentage of Interest

<u>Guillermo Perez, president</u>	<u>100%</u>
<u>12879 SW 61 TERR</u>	

Date of contract: July 8th 1999

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature:
(Applicant)

William P. Calvert
William P. Calvert

Sworn to and subscribed before me,

this 11th day of August, 1999

(SEAL)



J. Carman
Notary Public, State of ~~Florida~~ at Large

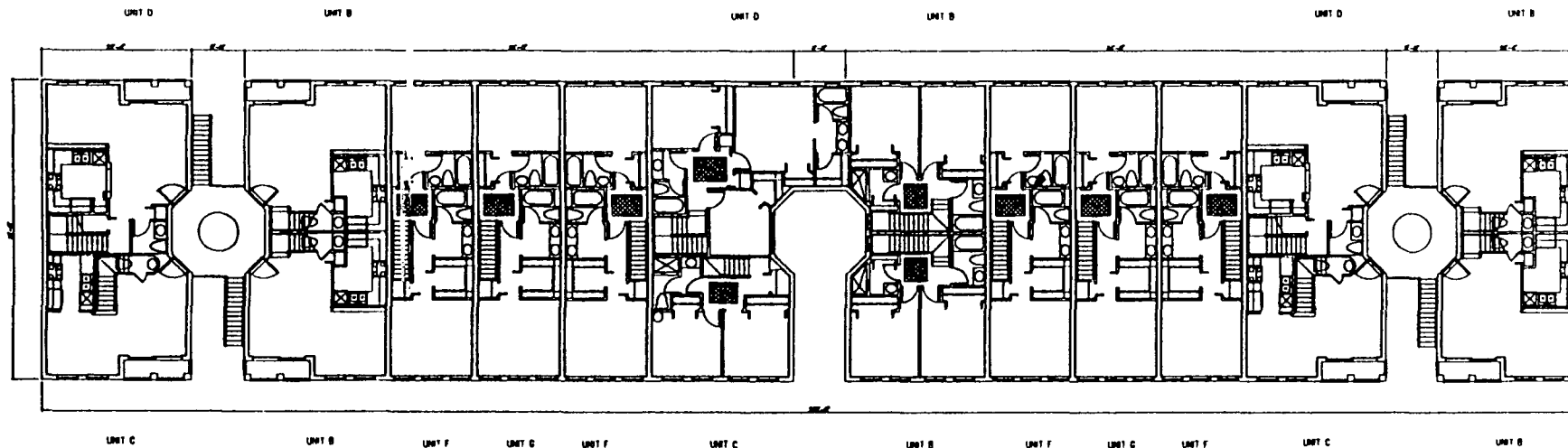
Colorado

My Commission Expires: 9.20.2000

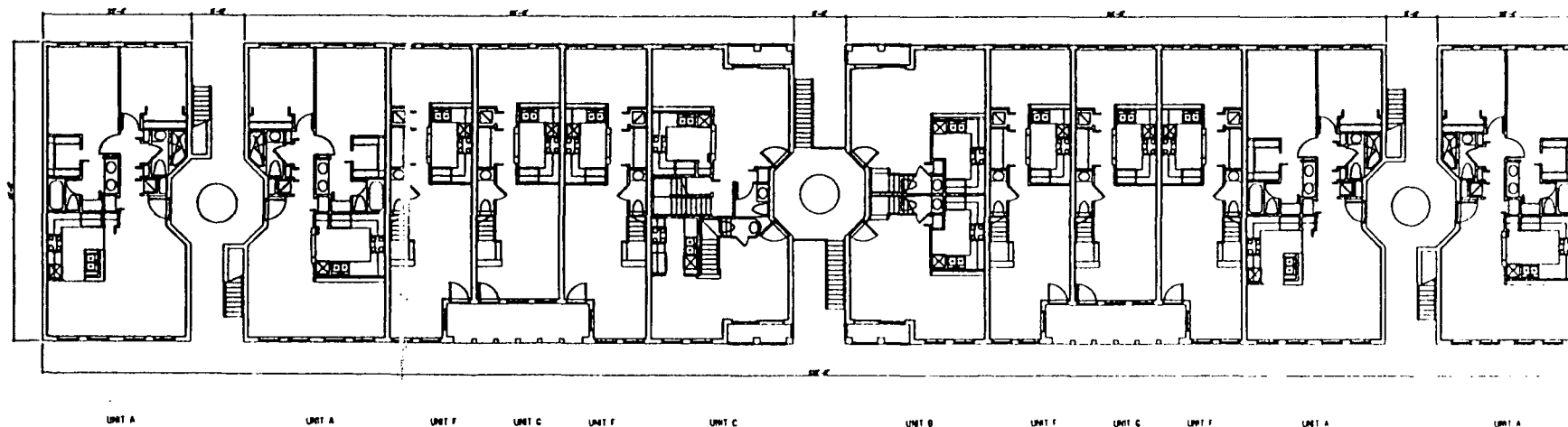
* Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

15

17



SECOND FLOOR BUILDING PLAN
SCALE: 1/8" = 1'-0"



FIRST FLOOR BUILDING PLAN
SCALE: 1/8" = 1'-0"

PARADISE VILLAGE I

J. ANTONIO RODRIGUEZ, ARCHITECT
AP 0007500
1633 N.W. 78th AVENUE
MIAMI, FLORIDA 33176
(305) 888-7382

18



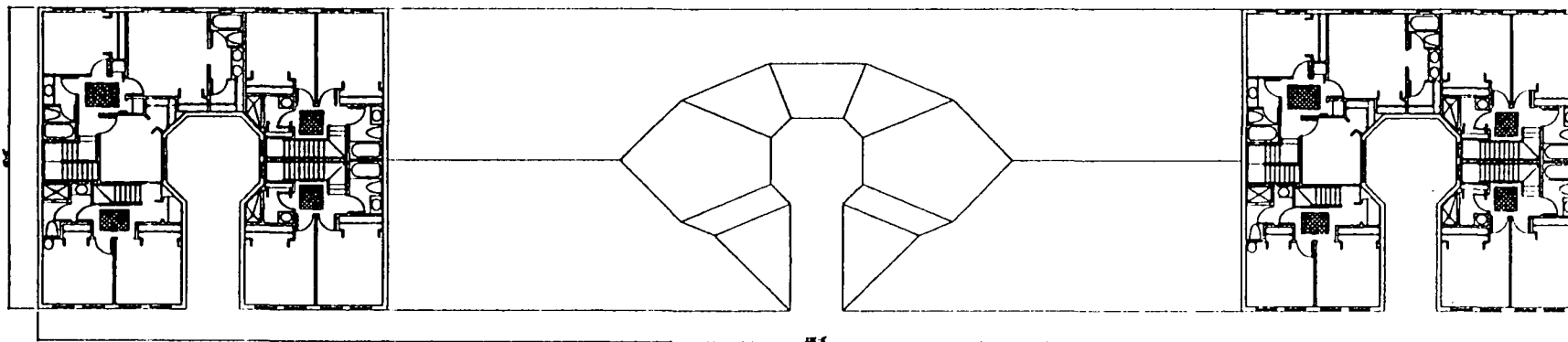
BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

UNIT D

UNIT B

UNIT D

UNIT B



UNIT C

UNIT B

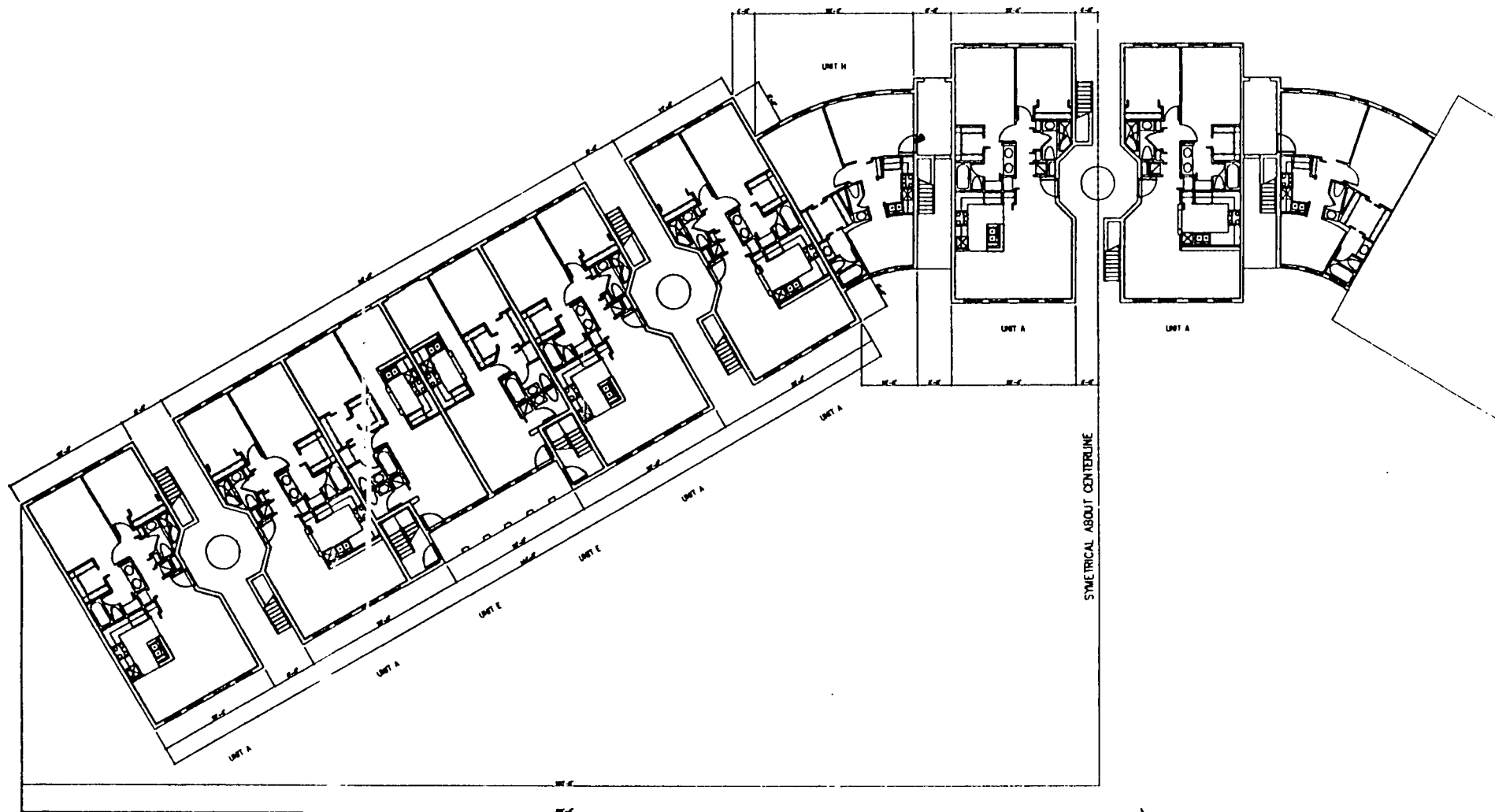
UNIT C

UNIT B

THIRD FLOOR BUILDING PLAN
SCALE: 1/8" = 1'-0"

PARADISE VILLAGE I

J. ANTONIO RODRIGUEZ, ARCHITECT
#0007260
1833 N.W. 79th Avenue
Miami, Florida 33176
(305) 898-7302

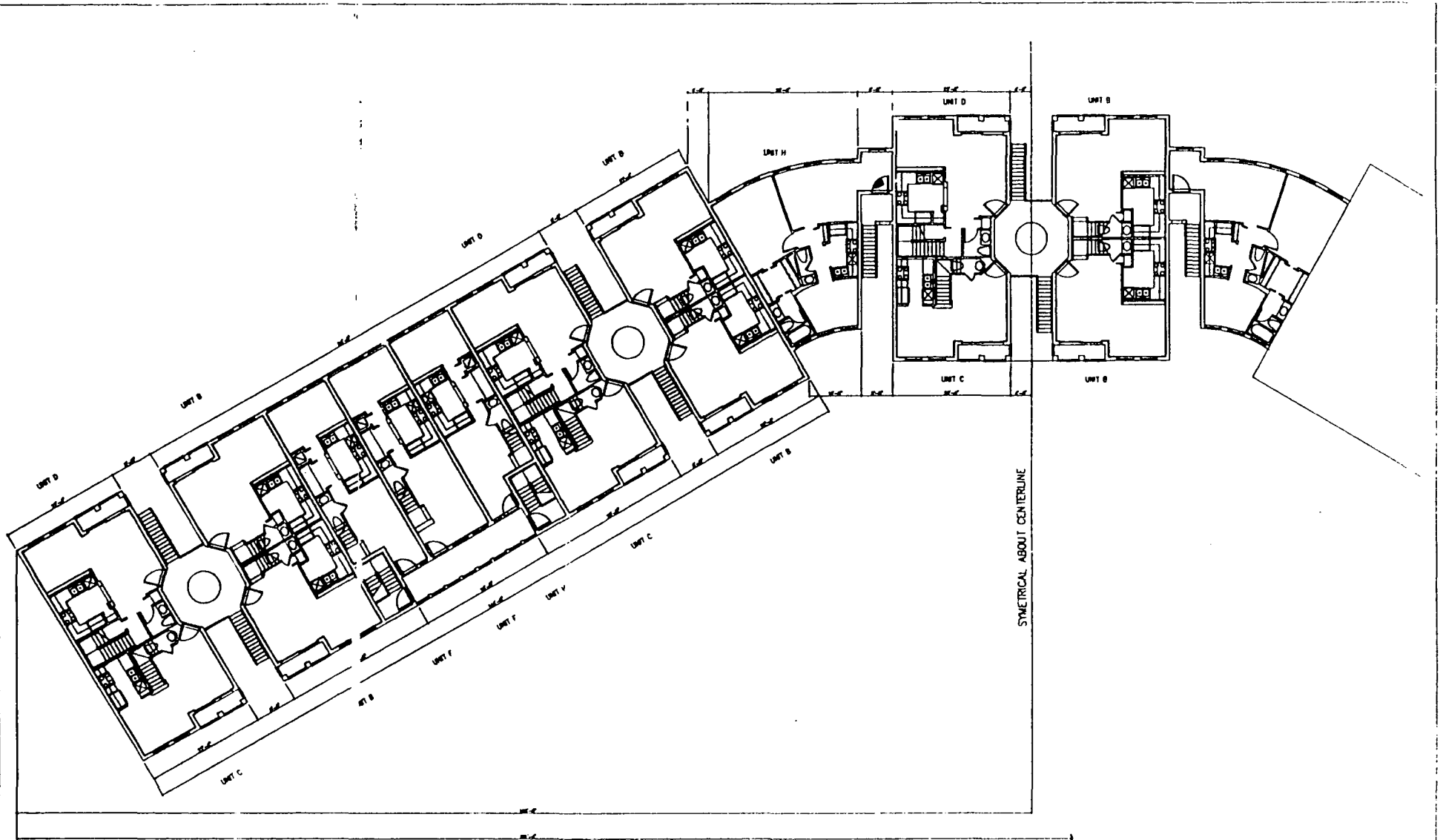


FIRST FLOOR BUILDING PLAN
SCALE: 1/8" = 1'-0"

PARADISE VILLAGE I

ANTONIO RODRIGUEZ, ARCHITECT
AP 0007020

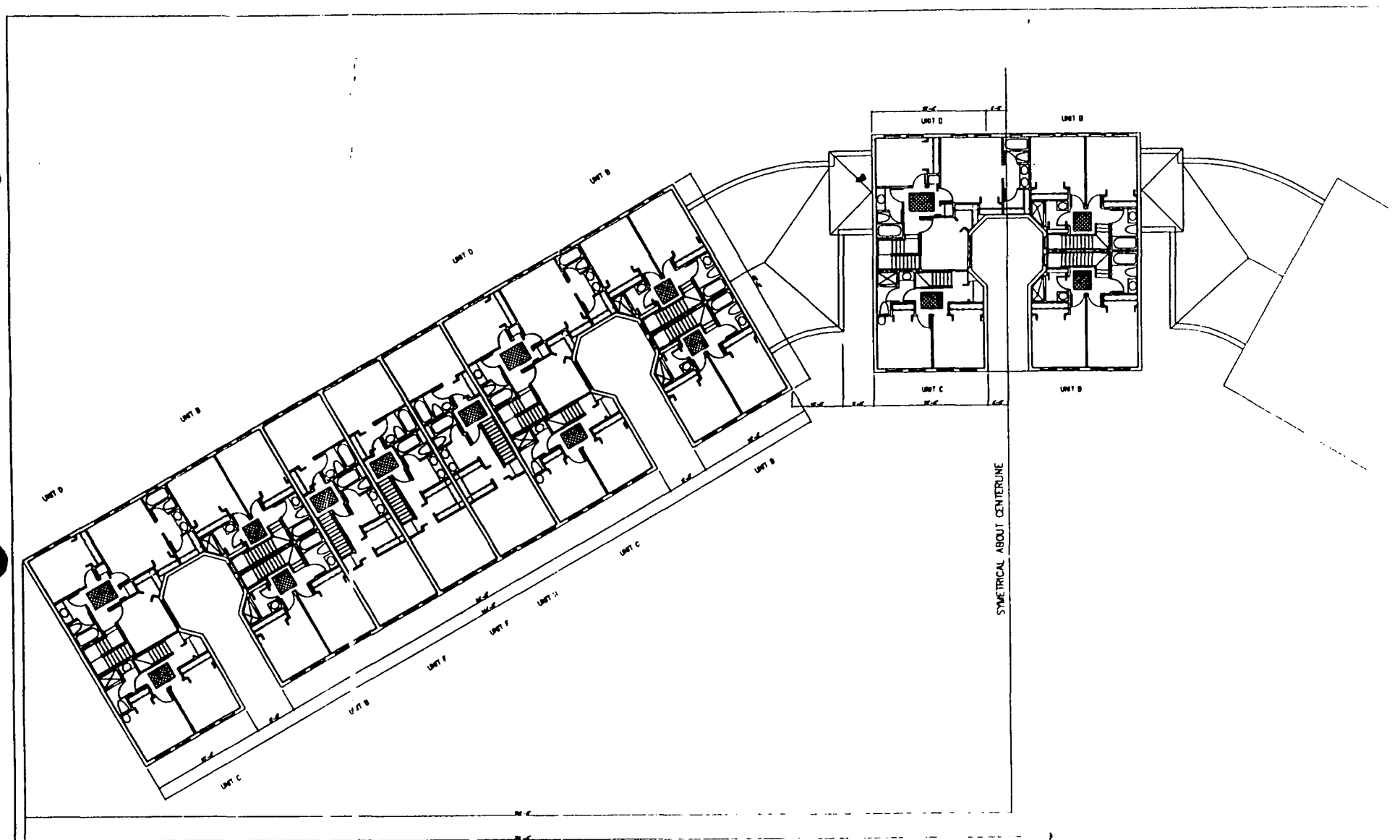
1833 N.W. 79th AVENUE
MIAMI, FLORIDA 33176
(305) 866-7382



SECOND FLOOR BUILDING PLAN
SCALE: 1/8" = 1'-0"

PARADISE VILLAGE I

J. ANTONIO RODRIGUEZ, ARCHITECT
AR 0707500
1633 N. W. 8th AVE.
MIAMI, FLORIDA 33136
(305) 558-1382



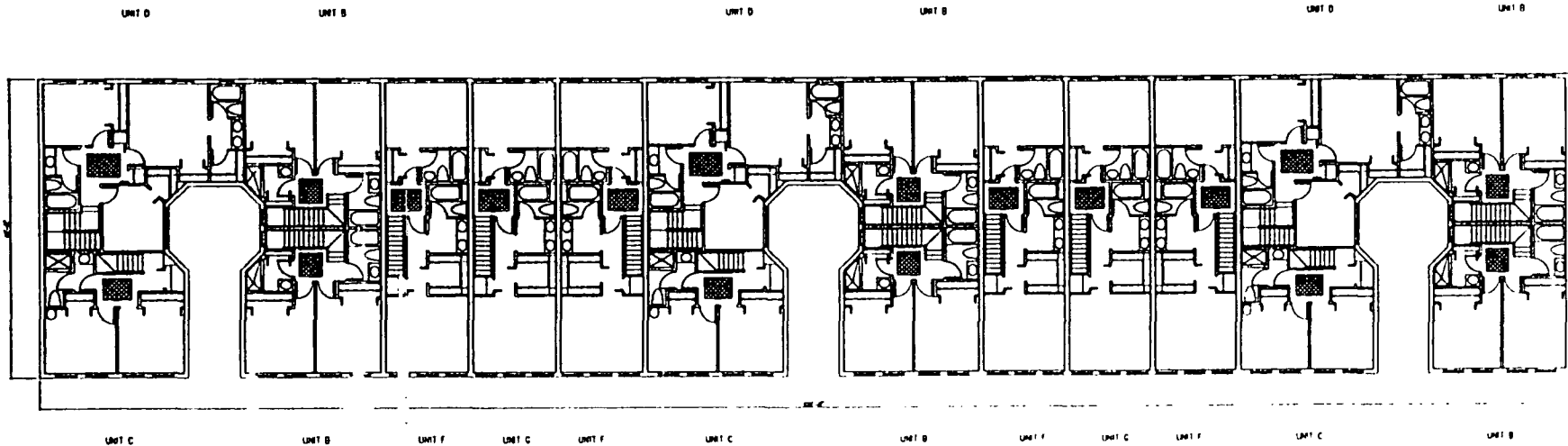
THIRD FLOOR BUILDING PLAN
SCALE: 1/8" = 1'-0"

PARADISE VILLAGE I

J. ANTONIO RODRIGUEZ, ARCHITECT
AP 0307550
1833 N.W. 72ND AVENUE
MIAMI, FLORIDA 33176
(305) 994-7382



BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



THIRD FLOOR BUILDING PLAN
SCALE: 1/8" = 1'-0"

PARADISE VILLAGE I

LANTIERO ARCHITECTS, ARCHITECTS
NO. 0007500
1833 N.W. 70th AVENUE
MIAMI, FLORIDA 33126
(305) 866-7382

22

PLANT SCHEDULE

SYMB	QTY	NEW	EXIST	BOTANICAL NAME	COMMON NAME	NATIVE	REMARKS
Trees							
○	750	+		Shorea mangrove	Shore mangrove	Yes	12" DB, 8' Sp.
○	300	+		Shorea mangrove	Shore mangrove	Yes	12" DB, 8' Sp.
○	300	+		Shorea mangrove	Shore mangrove	Yes	12" DB, 8' Sp.
○	300	+		Shorea mangrove	Shore mangrove	Yes	12" DB, 8' Sp.
○	300	+		Shorea mangrove	Shore mangrove	Yes	12" DB, 8' Sp.
○	300	+		Shorea mangrove	Shore mangrove	Yes	12" DB, 8' Sp.
○	300	+		Shorea mangrove	Shore mangrove	Yes	12" DB, 8' Sp.
○	300	+		Shorea mangrove	Shore mangrove	Yes	12" DB, 8' Sp.
○	300	+		Shorea mangrove	Shore mangrove	Yes	12" DB, 8' Sp.
○	300	+		Shorea mangrove	Shore mangrove	Yes	12" DB, 8' Sp.

PLANT SCHEDULE

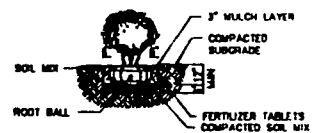
SYMB	QTY	NEW	EXIST	BOTANICAL NAME	COMMON NAME	NATIVE	REMARKS
Shrubs							
○	5,500	+		Uapaca guianensis	Uapaca	Yes	1" DB, 6" W.C.
○	2,500	+		Uapaca guianensis	Uapaca	Yes	1" DB, 6" W.C.
○	2,500	+		Uapaca guianensis	Uapaca	Yes	1" DB, 6" W.C.
○	2,500	+		Uapaca guianensis	Uapaca	Yes	1" DB, 6" W.C.
○	2,500	+		Uapaca guianensis	Uapaca	Yes	1" DB, 6" W.C.
○	2,500	+		Uapaca guianensis	Uapaca	Yes	1" DB, 6" W.C.
○	2,500	+		Uapaca guianensis	Uapaca	Yes	1" DB, 6" W.C.
○	2,500	+		Uapaca guianensis	Uapaca	Yes	1" DB, 6" W.C.
○	2,500	+		Uapaca guianensis	Uapaca	Yes	1" DB, 6" W.C.
○	2,500	+		Uapaca guianensis	Uapaca	Yes	1" DB, 6" W.C.

PLANT CALCULATIONS

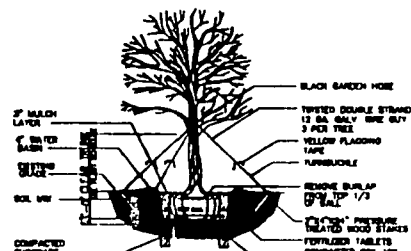
PLANT MATERIAL	NO. REQUIRED	NO. PROVIDED	NATIVE	HEIGHT REQ	HEIGHT PROV	QTY
Trees	1,000	1,070	Yes	8'-0"	8'-0"	1,070
Shrub Trees	70	80	Yes	12'-0"	12'-0"	80
Shrubs	8,500	8,500	Yes	8'-0"	8'-0"	8,500
Palms	8,000	8,000	Yes	8'-0"	8'-0"	8,000
Grass	0	0	-	-	-	-

LANDSCAPE LEGEND

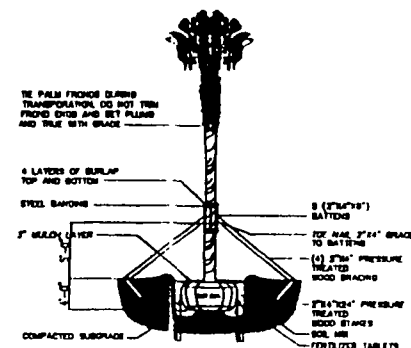
Shore mangrove	1,000	1,070	Yes	8'-0"	8'-0"	1,070
Shore mangrove	1,000	1,070	Yes	8'-0"	8'-0"	1,070
Shore mangrove	1,000	1,070	Yes	8'-0"	8'-0"	1,070
Shore mangrove	1,000	1,070	Yes	8'-0"	8'-0"	1,070
Shore mangrove	1,000	1,070	Yes	8'-0"	8'-0"	1,070
Shore mangrove	1,000	1,070	Yes	8'-0"	8'-0"	1,070
Shore mangrove	1,000	1,070	Yes	8'-0"	8'-0"	1,070
Shore mangrove	1,000	1,070	Yes	8'-0"	8'-0"	1,070
Shore mangrove	1,000	1,070	Yes	8'-0"	8'-0"	1,070
Shore mangrove	1,000	1,070	Yes	8'-0"	8'-0"	1,070



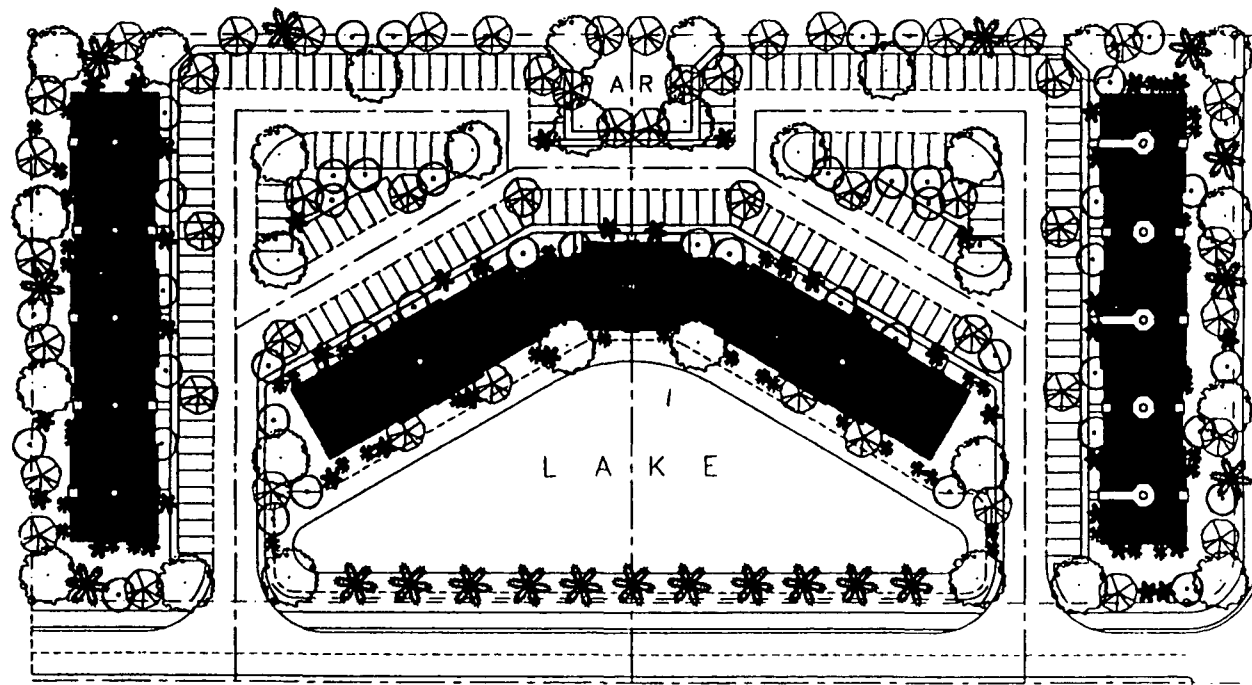
SHRUB PLANTING DETAIL
NOT TO SCALE



CANOPY TREE PLANTING DETAIL
NOT TO SCALE



PALM PLANTING DETAIL
NOT TO SCALE



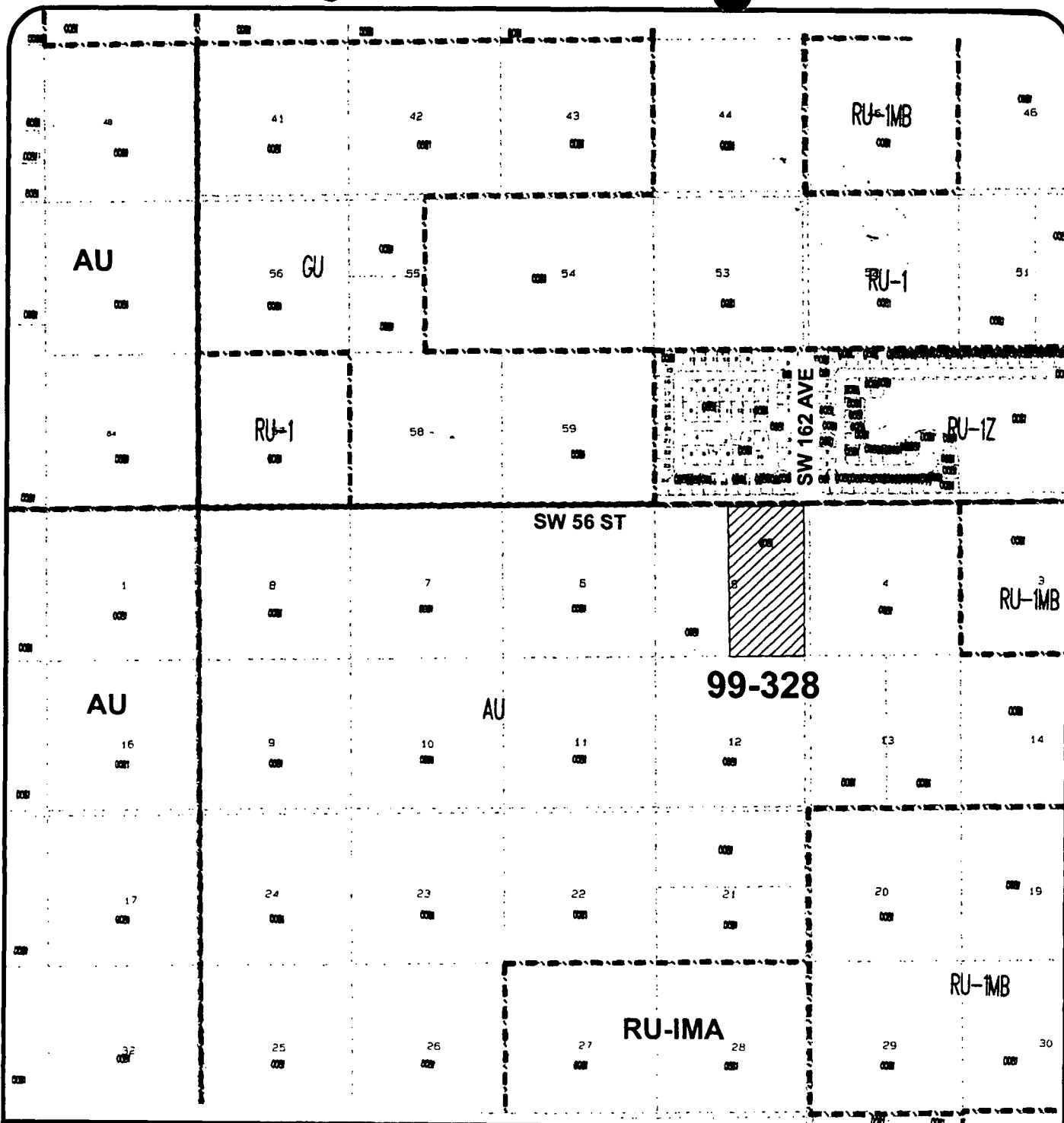
South West 162nd Avenue

South West 56th Street (Miller Drive)

LANDSCAPE PLAN
SCALE: 1" = 30'

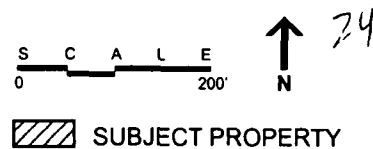
PARADISE VILLAGE I

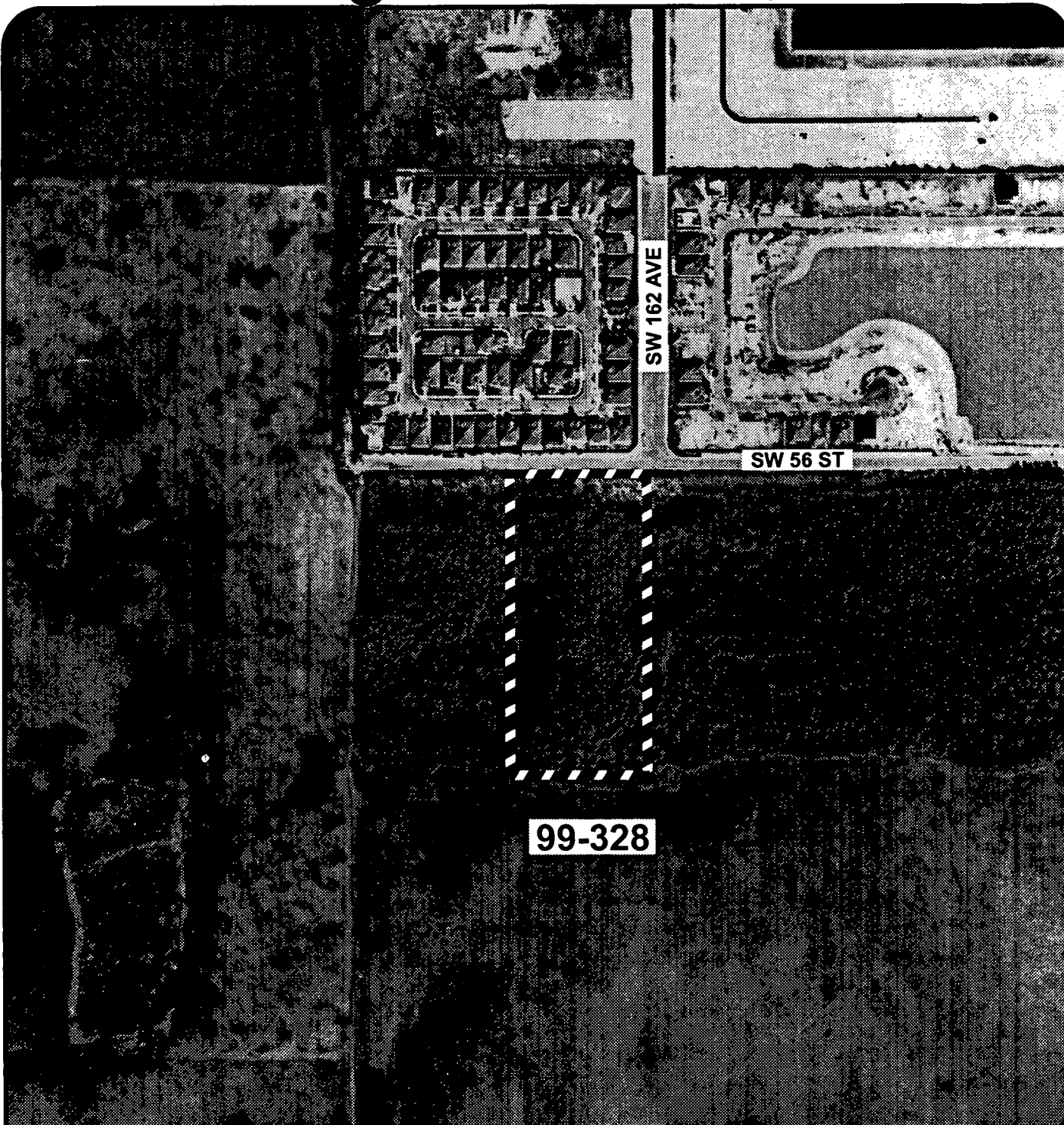
JANTONIO RODRIGUEZ, ARCHITECT
AP 0007500
1833 N.W. 79th AVE
MIAMI, FLORIDA 33179
(305) 948-1322



MIAMI-DADE COUNTY HEARING MAP

Section: 29 Township: 54 Range: 39
 Process Number: 99000328
 Applicant: WILLIAM P. CALVERT, TRUSTEE
 District Number: 11
 Zoning Board: C11
 Drafter ID: Eric
 Scale: 1:600





**MIAMI-DADE COUNTY
AERIAL**

Section: 29 Township: 54 Range: 39
Process Number: 99000328
Applicant: WILLIAM P. CALVERT, TRUSTEE
District Number: 11
Zoning Board: C11
Drafter ID: Eric
Scale: 1:600

S C A L E
0 200'



SUBJECT PROPERTY



MEMORANDUM

TO: Diane O'Quinn Williams
Director
Department of Planning and Zoning

DATE: September 27, 2002

FROM: Danny Alvarez, Director
Miami-Dade Transit

SUBJECT: FY03 Blanket Concurrency
Concurrency Approval for
Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period of October 1, 2002 to September 30, 2003; unless canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief MDT, Transit System Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

Cc: Aurelio Rodriguez, Assistant Director
Mario G. Garcia, Chief



MEMORANDUM

OPTIONAL FORM NO. 10 MAY 1962 EDITION GSA GEN. REG. NO. 27

TO: Guillermo E. Olmedillo, Director
Building & Zoning Department

DATE: May 3rd. 1999

SUBJECT: Concurrency
Approval

FROM: Earl L. Carlton, Captain
Fire Engineering & Water Supply Bureau

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2, Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

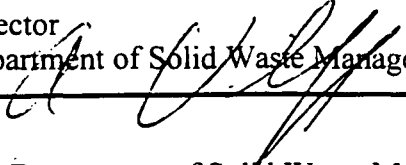
ELC/ser

**MEMORANDUM**

TO: Guillermo E. Olmedillo
Director
Department of Planning and Zoning

DATE: September 22, 2000
SUBJECT: Solid Waste Disposal
Concurrency Determination

FROM: Andrew Wilfork
Director
Department of Solid Waste Management



The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of nearly 40 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2011 or nearly five (5) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2003), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Steve Spratt, Senior Assistant to the County Manager
Jim Bostic, Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Kathie G. Brooks, Assistant Director for Finance and Planning, DSWM
Paul Mauriello, Executive Assistant to the Director, DSWM

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					TRASH-TO-FUEL FACILITY				SOUTH DADE	NORTH DADE	WMI	WTI	Total [1]-[7]
		On-site Gross Tonnage	Unders to South Dade	Shredded Tires to North Dade	Ash to Ashfill [1]	Net Tonnage [2]	RTI Gross Tonnage	Non-processables to North Dade	Processed Residue to South Dade	Net Tonnage [3]	Landfill Garbage [4]	Landfill Trash [5]	Landfill Garbage/Trash [6]	Waste to energy Trash [7]	
2000 *	1,746,000	936,000	152,000	12,000	147,000	625,000	196,000	18,000	22,000	156,000	323,000	272,000	140,000	83,000	1,746,000
2001 **	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	100,000	1,687,000
2002	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	100,000	1,687,000
2003 ***	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2004	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2005	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2006	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2007	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2008	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000

RESOURCES	GARBAGE	TRASH	TOTAL
* TOTAL @ 1.75M	870,000	86,000	956,000 (93%G/7%T)
		196,000	1,052,000 (RTI)
** TOTAL @ 1.69M	870,000	86,000	956,000 (93%G/7%T)
		270,000	1,226,000 (RTI)
*** TOTAL @ 1.69M	870,000	86,000	956,000 (93%G/7%T)
w/ 100,000 to WTI		270,000	1,226,000 (RTI)
TOTAL WASTE STREAM PERCENTAGES @ 1.69 MILLIONS TONS			
GARBAGE 56.4%			952,000
TRASH 43.3%			730,000
SPECIAL 0.3%			5,000
TOTAL			1,687,000

REMAINING CAPACITY BY FACILITY				
Year	Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***	South Dade (w/o cell 5) (re less 4.4 m tons)
Base Capacity	3,150,000	9,148,000	3,943,000	4,748,000
2000	3,003,000	8,825,000	3,671,000	4,425,000
2001	2,865,000	8,595,000	3,407,000	4,195,000
2002	2,727,000	8,365,000	3,143,000	3,965,000
2003	2,589,000	8,135,000	2,779,000	3,735,000
2004	2,451,000	7,905,000	2,415,000	3,505,000
2005	2,313,000	7,675,000	2,051,000	3,275,000
2006	2,175,000	7,445,000	1,687,000	3,045,000
2007	2,037,000	7,215,000	1,323,000	2,815,000
2008	1,899,000	6,985,000	959,000	2,585,000
2009	1,761,000	6,755,000	595,000	2,355,000
2010	1,623,000	6,525,000	231,000	2,125,000
2011	1,485,000	6,295,000	0	1,895,000
2012	1,347,000	6,065,000	0	1,665,000
2013	1,209,000	5,835,000	0	1,435,000
2014	1,071,000	5,605,000	0	1,205,000
2015	933,000	5,375,000	0	975,000
2016	795,000	5,145,000	0	745,000
2017	657,000	4,915,000	0	515,000
2018	519,000	4,685,000	0	285,000
2019	381,000	4,455,000	0	55,000
2020	243,000	4,225,000	0	-175,000
2021	105,000	3,995,000	0	-405,000
2022	0	3,732,000	0	-668,000
2023	0	3,364,000	0	-1,036,000
2024	0	2,996,000	0	-1,404,000
2025	0	2,628,000	0	-1,772,000
2026	0	2,260,000	0	-2,140,000
2027	0	1,892,000	0	-2,508,000
2028	0	1,524,000	0	-2,876,000
2029	0	1,156,000	0	-3,244,000
2030	0	788,000	0	-3,612,000
2031	0	420,000	0	-3,980,000
2032	0	52,000	0	-4,348,000
2033	0	-316,000	0	-4,716,000
2034	0	-684,000	0	-5,084,000
2035	0	-1,052,000	0	-5,452,000
2036	0	-1,420,000	0	-5,820,000
2037	0	-1,788,000	0	-6,188,000
2038	0	-2,156,000	0	-6,556,000
2039	0	-2,524,000	0	-6,924,000

Total Remaining Years

21

32

10

19

* Ashfill capacity includes cell 17-20 cells 19-20 have not been constructed
 ** South Dade includes cells 3, 4 and 5 cell 5 has not been constructed. Once ashfill capacity is used up ash goes to South Dade. Assumes all unders consumes capacity whether or not it is used as cover.
 *** North Dade capacity represents buildout of the facility. When North Dade landfill capacity is depleted trash is exported.
 All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Engineering Division of the Department of Solid Waste Management, dated October 1999.

MEMORANDUM

TO: Dianne O'Quinn-Williams, Director
Department of Planning and Zoning

DATE: August 6, 2002

FROM: Vivian Donnell Rodriguez
Director
Park and Recreation Department

SUBJECT: Concurrency Approval

13

This memorandum updates the blanket concurrency approval memo of September 5, 2001. There is an adequate level of service for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year.

This approval is valid until September 30, 2003. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z
W. Howard Gregg, Asst. Director for Planning & Development, PARD
Barbara Falsey, Chief, Planning and Research Division, PARD

RECEIVED

AUG 07 2002

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

2002 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	1995 Population	Accrued Population	Total Population	Need @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space			Total Local Open Space	Surplus (Deficit) Acres	Level of Service
					Park Acres	School field Acres	1/2 Private Acres			
1	454,457	64,558	519,015	1,427.28	1,198.25	702.34	85.32	1,985.91	558.63	1.391
2	495,397	64,277	559,674	1,539.09	1,598.06	508.33	139.79	2,246.18	707.09	1.459
3	136,815	24,777	161,592	444.37	578.93	177.20	6.90	763.03	318.66	1.717
=====										
TOT:	1,086,669	153,612	1,240,281	3,410.74	3,375.24	1,387.87	232.01	4,995.12	1,584.38	1.522



MEMORANDUM

TO: Diane O'Quinn Williams
Director
Department of Planning and Zoning

FROM: *[Signature]*
Danny Alvarez, Director
Miami-Dade Transit *bz*

DATE: October 25, 2001

SUBJECT: FY02 Blanket
Concurrency Approval
for Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit has been charged with the responsibility of reviewing and approve concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period October 1, 2001 to September 30, 2002, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief MDTA, Transit System Development Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

CC: A. Rodriguez
M. G. Garcia



MEMORANDUM

FORM 17A, MIAMI DADE COUNTY, FLORIDA

TO: Guillermo E. Olmedillo, Director
Building & Zoning Department

DATE: May 3rd, 1999

SUBJECT: Concurrency
Approval

FROM: Earl L. Carlton, Captain
Fire Engineering & Water Supply Bureau

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2, Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser



MEMORANDUM

107.07-17A METRO-DADE/CSA-MAT MGT

TO: Guillermo E. Olmedillo
Director
Department of Planning and Zoning

DATE: September 22, 2000

SUBJECT: Solid Waste Disposal
Concurrency Determination

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of nearly 40 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2011 or nearly five (5) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2003), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Steve Spratt, Senior Assistant to the County Manager
Jim Bostic, Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Kathie G. Brooks, Assistant Director for Finance and Planning, DSWM
Paul Mauriello, Executive Assistant to the Director, DSWM

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					TRASH-TO-FUEL FACILITY				SOUTH DADE	NORTH DADE	WMI	WTI	Total (1)-(7)
		On-site Gross Tonnage	Unders to South Dade	Shredded Tires to North Dade	Ash to Ashfill [1]	Net Tonnage [2]	RTI Gross Tonnage	Non-processables to North Dade	Processed Residue to South Dade	Net Tonnage [3]	Landfill Garbage [4]	Landfill Trash [5]	Landfill Garbage/Trash [6]	Waste to energy Trash [7]	
2000 *	1,746,000	936,000	152,000	12,000	147,000	625,000	196,000	18,000	22,000	156,000	323,000	272,000	140,000	83,000	1,746,000
2001 **	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	100,000	1,687,000
2002	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	100,000	1,687,000
2003 ***	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
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2008	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000

RESOURCES	GARBAGE	TRASH	TOTAL
* TOTAL @ 1.75M	870,000	66,000	936,000 (93%G/7%T)
		196,000	196,000 (RTI)
** TOTAL @ 1.68M	870,000	66,000	936,000 (93%G/7%T)
		270,000	270,000 (RTI)
*** TOTAL @ 1.69M	870,000	66,000	936,000 (93%G/7%T)
w/ 100,000 to WTI		270,000	270,000 (RTI)
TOTAL WASTE STREAM PERCENTAGES			
@ 1.69 MILLIONS TONS			
GARBAGE 96.4%			952,000
TRASH 4.3%			730,000
SPECIAL 0.3%			5,000
TOTAL			1,687,000

REMAINING CAPACITY BY FACILITY				
Year	Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***	South Dade (w/o cell 5) (w/ less 4.4 m tons)
Base Capacity	3,150,000	9,148,000	3,943,000	4,748,000
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2011	1,485,000	6,295,000	0	1,895,000
2012	1,347,000	6,065,000	0	1,665,000
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2018	519,000	4,685,000	0	285,000
2019	381,000	4,455,000	0	55,000
2020	243,000	4,225,000	0	-175,000
2021	105,000	3,995,000	0	-405,000
2022	0	3,732,000	0	-668,000
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2030	0	788,000	0	-3,612,000
2031	0	420,000	0	-3,980,000
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2033	0	-316,000	0	-4,716,000
2034	0	-684,000	0	-5,084,000
2035	0	-1,052,000	0	-5,452,000
2036	0	-1,420,000	0	-5,820,000
2037	0	-1,788,000	0	-6,188,000
2038	0	-2,156,000	0	-6,556,000
2039	0	-2,524,000	0	-6,924,000

Total Remaining Years

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19

* Ashfill capacity includes cell 17-20 cells 19-20 have not been constructed

** South Dade includes cells 3, 4 and 5 cell 5 has not been constructed. Once ashfill capacity is used up ash goes to South Dade. Assumes all unders consumes capacity whether or not it is used as cover

*** North Dade capacity represents buildout of the facility. When North Dade landfill capacity is depleted trash is exported

All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Engineering Division of the Department of Solid Waste Management. Dated October 1999.

MEMORANDUM

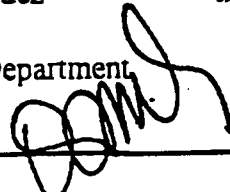
TO: Dianne O'Quinn-Williams, Director
Department of Planning and Zoning

DATE: September 5, 2001

FROM: Vivian Donnell Rodriguez
Director
Park and Recreation Department

SUBJECT: Concurrency Approval

WHS



This memorandum updates the blanket concurrency approval memo of July 20, 2000. There is an adequate level of service for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year.

This approval is valid for one year. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z
W. Howard Gregg, Asst. Director for Planning & Development, PARD
Dr. Barbara Falsey, Chief, Planning and Research Division, PARD

AS PER HELEN BROWN: EXP. DATE ON THIS MEMO
IS 7-20-02
m

2001 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PHD	1995 Population	Accrued Population	Total Population	Need @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space			Total Local Open Space	Surplus (Deficit) Acres	Level of Service
					Park Acres	School field Acres	1/2 Private Acres			
1	454,457	59,261	513,718	1,412.70	1,198.25	702.34	85.32	1,985.91	573.21	1.405
2	495,397	56,175	551,572	1,516.82	1,598.06	508.33	139.79	2,246.18	729.36	1.480
3	136,815	17,315	154,130	423.86	578.93	177.20	6.90	763.03	339.17	1.800
TOTAL	1,086,669	132,751	1,219,420	3,353.38	3,375.24	1,387.87	232.01	4,995.12	1,641.74	1.563

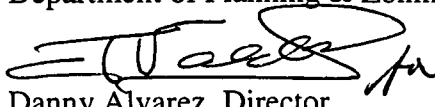


MEMORANDUM

TO: Guillermo E. Olmedillo, A.I.C.P.
Director
Department of Planning & Zoning

DATE: August 11, 2000

SUBJECT: Miami-Dade
Blanket Concurrency
Approval for Transit

FROM: 
Danny Alvarez, Director
Miami-Dade Transit Agency

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

The Miami-Dade Transit Agency has been charged with the responsibility of reviewing and signing off concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for Mass Transit established in the above referenced County rules and regulations.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period October 1, 2000 to September 30, 2001, or until canceled by written notice from my office.

If your staff needs further information or assistance with Mass Transit Concurrency matters, they may wish to contact Mario G. Garcia, Chief MDTA, Transit Planning Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

CC: R. Hemingway-Adams
Mario G. Garcia



MEMORANDUM

07-07-17A MIAMI-DADE COUNTY GOV. 05/07

TO: Guillermo E. Olmedillo, Director
Building & Zoning Department

FROM: Earl L. Carlton, Captain
Fire Engineering & Water Supply Bureau

DATE: May 3rd, 1999

SUBJECT: Concurrency
Approval

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2, Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser

**MEMORANDUM**

TO: Guillermo E. Olmedillo
Director
Department of Planning and Zoning

DATE: September 22, 2000
SUBJECT: Solid Waste Disposal
Concurrency Determination

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of nearly 40 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2011 or nearly five (5) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2003); at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Steve Spratt, Senior Assistant to the County Manager
Jim Bostic, Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Kathie G. Brooks, Assistant Director for Finance and Planning, DSWM
Paul Mauriello, Executive Assistant to the Director, DSWM

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					TRASH-TO-FUEL FACILITY				SOUTH DADE	NORTH DADE	WMI	WTI	Total [1]+[7]
		On-site Gross Tonnage	Unders to South Dade	Shredded Tires to North Dade	Ash to Ashfill [1]	Net Tonnage [2]	RTI Gross Tonnage	Non-processables to North Dade	Processed Residue to South Dade	Net Tonnage [3]	Landfill Garbage [4]	Landfill Trash [5]	Landfill Garbage/Trash [6]	Waste to energy Trash [7]	
2000 *	1,746,000	936,000	152,000	12,000	147,000	625,000	196,000	18,000	22,000	156,000	323,000	272,000	140,000	83,000	1,746,000
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RESOURCES	GARBAGE	TRASH	TOTAL
* TOTAL @ 1.75M	870,000	86,000	936,000 (93%G/7%T)
		196,000	196,000 (RTI)
** TOTAL @ 1.69M	870,000	86,000	936,000 (93%G/7%T)
		270,000	270,000 (RTI)
*** TOTAL @ 1.69M	870,000	86,000	936,000 (93%G/7%T)
w/o 100,000 to WTI		270,000	270,000 (RTI)
TOTAL WASTE STREAM PERCENTAGES			
@ 1.69 MILLIONS TONS			
GARBAGE 56.4%			952,000
TRASH 43.3%			730,000
SPECIAL 0.3%			5,000
TOTAL			1,687,000

REMAINING CAPACITY BY FACILITY				
Year	Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***	South Dade (w/o cell 5) (re less 4.4 m tons)
Base Capacity	3,150,000	9,148,000	3,943,000	4,748,000
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2009	1,761,000	6,755,000	595,000	2,355,000
2010	1,623,000	6,525,000	231,000	2,125,000
2011	1,485,000	6,295,000	0	1,895,000
2012	1,347,000	6,065,000	0	1,665,000
2013	1,209,000	5,835,000	0	1,435,000
2014	1,071,000	5,605,000	0	1,205,000
2015	933,000	5,375,000	0	975,000
2016	795,000	5,145,000	0	745,000
2017	657,000	4,915,000	0	515,000
2018	519,000	4,685,000	0	285,000
2019	381,000	4,455,000	0	55,000
2020	243,000	4,225,000	0	-175,000
2021	105,000	3,995,000	0	-405,000
2022	0	3,732,000	0	-686,000
2023	0	3,364,000	0	-1,036,000
2024	0	2,996,000	0	-1,404,000
2025	0	2,628,000	0	-1,772,000
2026	0	2,260,000	0	-2,140,000
2027	0	1,892,000	0	-2,508,000
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2030	0	788,000	0	-3,612,000
2031	0	420,000	0	-3,980,000
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2033	0	-316,000	0	-4,716,000
2034	0	-684,000	0	-5,084,000
2035	0	-1,052,000	0	-5,452,000
2036	0	-1,420,000	0	-5,820,000
2037	0	-1,788,000	0	-6,188,000
2038	0	-2,156,000	0	-6,556,000
2039	0	-2,524,000	0	-6,924,000

Total Remaining Years

21

32

10

19

*Ashfill capacity includes cell 17-20, cells 19-20 have not been constructed.
**South Dade includes cells 3, 4 and 5, cell 5 has not been constructed. Once ashfill capacity is used up ash goes to South Dade. Assumes all unders consumes capacity whether or not it is used as cover.
***North Dade capacity represents buildout of the facility. When North Dade landfill capacity is depleted trash is exported.
All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Engineering Division of the Department of Solid Waste Management. Dated October 1999.

MEMORANDUM

TO: Guillermo E. Olmedillo, Director
Department of Planning and Zoning

DATE: July 20, 2000

FROM: Vivian Donnell Rodriguez
Interim Director
Park and Recreation Department

SUBJECT: Concurrency Approval

This memorandum updates the blanket concurrency approval memo of July 26, 1999. There continues to be an adequate level of service for all unincorporated areas, as shown on the attached table, so development orders can continue to be approved. This approval is valid for one year. If conditions change prior to that, I will inform Helen Brown of the Concurrency Management Program of the Planning Division of your department.

Attachment

VDR: RK

cc: Helen Brown, Metropolitan Planning, DP&Z
George Navarrete, Interim Asst. Director for Planning & Development, PARD
Howard Gregg, Chief, Planning and Research Division, PARD

2000 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	1995 Population	Accrued Population	Total Population	Need @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space				Total Local Open Space	Surplus (Deficit) Acres	Level of Service
					Park Acres	School field Acres	1/2 Private Acres				
1	454,457	56,272	510,729	1,404.48	1,266.68	709.37	85.32	2,061.37	656.89	1.467	
2	495,397	49,410	544,807	1,498.20	1,428.06	462.30	139.79	2,030.15	531.95	1.355	
3	136,815	15,743	152,558	419.51	540.53	177.20	6.90	724.63	305.12	1.727	
TOT:	1,086,669	121,425	1,208,094	3,322.19	3,235.27	1,348.87	232.01	4,816.15	1,493.96	1.516	

Helen → File

MEMORANDUM

TO: Guillermo E. Olmedillo, Director
Department of Planning and Zoning

DATE: July 20, 2000

FROM: Vivian Donnell Rodriguez
Interim Director
Park and Recreation Department

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VDR: RK

cc: Helen Brown, Metropolitan Planning, DP&Z
George Navarrete, Interim Asst. Director for Planning & Development, PARD
Howard Gregg, Chief, Planning and Research Division, PARD



MEMORANDUM

107.07-17A METRO-DADE/GSA-MAT MGT

TO: Guillermo E. Olmedillo
Director
Department of Planning and Zoning

DATE: September 22, 2000
SUBJECT: Solid Waste Disposal
Concurrency Determination

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of nearly 40 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2011 or nearly five (5) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2003), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Steve Spratt, Senior Assistant to the County Manager
Jim Bostic, Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Kathie G. Brooks, Assistant Director for Finance and Planning, DSWM
Paul Mauriello, Executive Assistant to the Director, DSWM

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					TRASH-TO-FUEL FACILITY				SOUTH DADE	NORTH DADE	WMI	WTI	Total [1]+[7]
		On-site Gross Tonnage	Unders to South Dade	Shredded Tires to North Dade	Ash to Ashfill [1]	Net Tonnage [2]	RTI Gross Tonnage	Non-processables to North Dade	Processed Residue to South Dade	Net Tonnage [3]	Landfill Garbage [4]	Landfill Trash [5]	Landfill Garbage/Trash [6]	Waste to energy Trash [7]	
2000 *	1,746,000	936,000	152,000	12,000	147,000	825,000	196,000	18,000	22,000	156,000	323,000	272,000	140,000	83,000	1,746,000
2001 **	1,687,000	936,000	167,000	11,000	138,000	820,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	100,000	1,687,000
2002	1,687,000	936,000	167,000	11,000	138,000	820,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	100,000	1,687,000
2003 ***	1,687,000	936,000	167,000	11,000	138,000	820,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2004	1,687,000	936,000	167,000	11,000	138,000	820,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2005	1,687,000	936,000	167,000	11,000	138,000	820,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2006	1,687,000	936,000	167,000	11,000	138,000	820,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2007	1,687,000	936,000	167,000	11,000	138,000	820,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2008	1,687,000	936,000	167,000	11,000	138,000	820,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000

RESOURCES	GARBAGE	TRASH	TOTAL
* TOTAL @ 1.75M	870,000	86,000	936,000 (93%G/7%T)
		196,000	196,000 (RTI)
** TOTAL @ 1.69M	870,000	86,000	936,000 (93%G/7%T)
		270,000	270,000 (RTI)
*** TOTAL @ 1.69M	870,000	86,000	936,000 (93%G/7%T)
w/ 100,000 to WTI		270,000	270,000 (RTI)
TOTAL WASTE STREAM PERCENTAGES			
@ 1.69 MILLIONS TONS			
GARBAGE 56.4%			952,000
TRASH 43.3%			730,000
SPECIAL 0.3%			5,000
TOTAL			1,687,000

REMAINING CAPACITY BY FACILITY				South Dade	North Dade	South Dade (w/o cell 5)
Year	Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***			(w/ less 4 m tons)
Base Capacity	3,150,000	9,148,000	3,943,000			4,748,000
2000	3,003,000	8,825,000	3,671,000			4,425,000
2001	2,865,000	8,595,000	3,407,000			4,195,000
2002	2,727,000	8,365,000	3,143,000			3,965,000
2003	2,589,000	8,135,000	2,779,000			3,735,000
2004	2,451,000	7,905,000	2,415,000			3,505,000
2005	2,313,000	7,675,000	2,051,000			3,275,000
2006	2,175,000	7,445,000	1,687,000			3,045,000
2007	2,037,000	7,215,000	1,323,000			2,815,000
2008	1,899,000	6,985,000	959,000			2,585,000
2009	1,761,000	6,755,000	595,000			2,355,000
2010	1,623,000	6,525,000	231,000			2,125,000
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MEMORANDUM

TO: Guillermo E. Olmedillo, Director
Department of Planning and Zoning

DATE: July 20, 2000

FROM: Vivian Donnell Rodriguez
Interim Director
Park and Recreation Department

SUBJECT: Concurrency Approval

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VDR: RK

cc: Helen Brown, Metropolitan Planning, DP&Z
George Navarrete, Interim Asst. Director for Planning & Development, PARD
Howard Gregg, Chief, Planning and Research Division, PARD

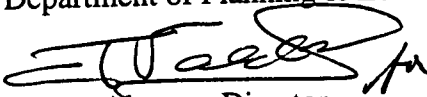
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=====											
TOT:	1,086,669	121,425	1,208,094	3,322.19	3,235.27	1,348.87	232.01	4,816.15	1,493.96	1.516	



MEMORANDUM

TO: Guillermo E. Olmedillo, A.I.C.P.
Director
Department of Planning & Zoning

FROM: 
Danny Alvarez, Director
Miami-Dade Transit Agency

DATE: August 11, 2000

SUBJECT: Miami-Dade
Blanket Concurrency
Approval for Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

The Miami-Dade Transit Agency has been charged with the responsibility of reviewing and signing off concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for Mass Transit established in the above referenced County rules and regulations.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period October 1, 2000 to September 30, 2001, or until canceled by written notice from my office.

If your staff needs further information or assistance with Mass Transit Concurrency matters, they may wish to contact Mario G. Garcia, Chief MDTA, Transit Planning Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

CC: R. Hemingway-Adams
Mario G. Garcia

RECEIVED
OCT 24 2000

ZONING SERVICES DIVISION, DADE COUNTY
DEPT. OF PLANNING & ZONING

BY _____